

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – August 14, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, August 14, 2013 at 2:00 p.m. The meeting will be held in the One Stop Shop conference room A, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the July 24, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 092/13** – Request by CRESCENT ANN REALTY LLC for a Conditional Use to permit four residential units in an HMR-3 Historic Marigny/Treme Residential District, on Square 367, Lots 15 and 16, in the Third Municipal District, bounded by Franklin and Saint Claude Avenues and North Rampart and Port Streets. The municipal address is 1030 PORT STREET. (PD-7)
- 3) **Consideration:** **ZONING DOCKET 093/13** – Request by ARCHLAND PROPERTY I LLC and US REALTY ADVISORS LLC to amend Conditional Use Ordinance No. 21,997 (ZD023-05) which permitted a fast food restaurant with a drive-thru facility, to permit the expansion of the existing drive-thru facility, in a B-2 Neighborhood Business District, within a UC Urban Corridor Overlay District, on Square A-3, Pt. Lot A-3 or Lot A-31-B or Lot A-31B-1, in the Fifth Municipal District, bounded by, General DeGaulle, Westpark, Life Center and Cypress Acres Drives. The municipal address is 3250 GENERAL DEGAULLE DRIVE. (PD-12)
- 4) **Consideration:** **ZONING DOCKET 094/13** – Request by PATRICK’S PLACE EAST LLC for a Conditional Use to permit an off-track betting facility, in a C-2 General Commercial District, within the UC Urban Corridor Overlay District and the Eastern New Orleans Renaissance Corridor Overlay District, on an undesignated square, Lot 3D-2-BB2, in the Third Municipal District, bounded by the Jahncke Canal, Levy Drive, Bullard Avenue and Lake Forest Boulevard. The municipal address is 5941 BULLARD AVENUE. (PD-9)
- 5) **Consideration:** **ZONING DOCKET 095/13** – Request by DONNA M DICATALDO for a Conditional Use to permit a bed and breakfast family home, in an RD-3 Two-Family Residential District, on Square 181, Lot 6A, in the Third Municipal District, bounded by Dauphine, France, Mazant and Royal Streets. The municipal address is 721 MAZANT ST. (PD-7)
- 6) **Consideration:** **ZONING DOCKET 096/13** – Request by HOUSING AUTHORITY OF NEW ORLEANS for the rescission of Conditional Use Ordinance

No. 11,884 M.C.S. (ZD083-86) which permitted a funeral home; and a new Conditional Use to permit a community center in an RM-4 Multi-Family Residential District, on Square 322, Lots A, B, 8, 7, 4, 5A, 4, 3, 1, 2, 4, 5, 6, B, A, M, Pt 5, 6 and 12 and four undesignated lots, in the First Municipal District, bounded by South Liberty and Thalia Streets, Martin Luther Jr. King Boulevard and Simon Bolivar Avenue. There are multiple municipal addresses. (PD-2)

- 7) **Consideration:** **ZONING DOCKET 097/13** – Request by 511 MARIGNY LLC to amend existing Conditional Use Ordinance No. 24,562 M.C.S. (ZD019/11) which permitted a residential/commercial mixed use in an existing structure; to permit a restaurant, office or retail tenant in the ground floor commercial space, in an HMLI Historic Marigny/Treme Light Industrial District, on Square 10, Lot K-6, in in the Third Municipal District, bounded by Chartres, Decatur, Mandeville and Marigny Streets. The municipal address is 511 MARIGNY STREET (PD-7).
- 8) **Consideration:** **SUBDIVISION DOCKET 083/13** - Request by GEKEL, LLC to resubdivide Lots 1-5, Sq. 210, in the Fourth Municipal District bounded by Prytania and Josephine Streets, and St. Charles, & Jackson Avenues, into Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A & 4-B. The municipal address is 2101 Prytania Street. (PD 2)
- 9) **Consideration:** Sale of Newcomb Boulevard, adjacent to Squares 69, 76, 77, and 84, 6th M.D., bounded by Saint Charles Avenue, Audubon Street, Freret Street, and Audubon Place, at the request of the Newcomb Boulevard Association.
- 10) **Consideration:** A grant of servitude of air and ground rights on/over a portion of State Street Drive and S. Johnson Street public right-of-ways, adjacent to Square LSS, Lot X (Bloomindale Subdivision), 6st, M.D., bounded by: S. Miro St., S. Johnson St., Nashville Ave., and State Street Dr., for proposed encroachments of steps, hand railings, and roof overhang. The municipal address is 3103 State Street Drive.
- 11) **Consideration:** A grant of servitude of air rights on/over a portion of Canal St. public right-of-way, adjacent to Lot 4, Square 33, 2nd M.D., bounded by: Chartres St., Iberville St., Canal St., and Exchange Place, for an existing replacement awning. The municipal address is 611 Canal St.
- 12) **Consideration:** Possible acquisition of property by the City of New Orleans for the construction of a Mosquito, Termite, and Rodent Control Board warehouse location: Section 20, Lot 5X, 3rd Municipal District, bounded by Lamb Road/I-10, Lamb Road and the Lamb Road Canal.
- 13) **Consideration:** Possible acquisition of property by the City of New Orleans for a fire station location: Square 595, Lot X-1 and X-2, 6th Municipal District, bounded by Freret Street, Louisiana Avenue, S. Robertson Street, and Delachaise Street, bearing the municipal addresses of 2520 Louisiana Avenue and 3413 Freret Street.

- 14) **Consideration:** Possible acquisition of property by the City of New Orleans for a Mosquito, Termite, and Rodent Control Board warehouse location: Section 13, Lot L7C2UU and L7C2CC: 3rd Municipal District, bounded by Harbor Circle, Jourdan Road, Morrison Road, and Hayne Boulevard, the improvements bearing the municipal addresses of 172 Harbor Circle.
- 15) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, August 28, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Leslie T. Alley, Deputy Director
August 7, 2013

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – July 24, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, July 24, 2013 at 2:00 PM in the Conference Room of the City Planning Commission, City Hall Room 7W03. Those in attendance were:

MEMBERS

Denise McCray (SWB)
Michael Buckel (SWB)
Mark Johnson (SWB)
Elsie Cobb-Wright (RER)
Martha Griset (RER)
Max Camp (RER)
Arlen Brunson (CPC)
LaJoyce Steib (DPW)
Tica Hartman (PPW)
Tracy St. Julien (HDLC)
Lary Hesdorffer (VCC)
Ed Horan (S&P)

GUESTS

Donna Accardo

CPC STAFF

Editha Amacker
Stephen Kroll

NON-VOTING DEPARTMENTS

Christopher Ard

- 1) **Consideration:** Minutes from the July 10, 2013 PAC meeting.

The committee passed a motion to approve the minutes as written.

- 2) **Consideration:** **ZONING DOCKET 084/13** – Request by 3901 GENERAL DEGAULLE LLC for a Conditional Use to permit a fast food restaurant, in a B-2 Neighborhood Business District in an Urban Corridor, on Square 207, Parcel A & B or Lot A-, in the Fifth Municipal District, bounded by Behrman Place, Holiday and General De Gaulle Drives. The municipal address is 3901 GENERAL DE GAULLE DRIVE. (PD-5)

Donna Accardo appeared on behalf of the applicant and explained the proposal to build a strip shopping center which will include a Pizza Hut restaurant. PPW requested that the applicant consider retaining an existing live oak tree on the site. DPW noted that the proposed driveways must be located a certain distance from the signal light at the intersection of General DeGaulle Drive and Behrman Place. The committee passed a motion of no objection, subject to further review by CPC, PPW, and DPW.

- 3) **Consideration: ZONING DOCKET 085/13** – Request by 4935 MAGAZINE ST LLC for an amendment to Conditional Use Ordinance #23,313 M.C.S., which permitted a general business office in excess of 5,000 square feet, to permit alcohol sales at a Standard Restaurant, in a B-1A Neighborhood Business District, on Square 238, Lots 1, 2 and pt. 3, in the Sixth Municipal District, Bounded by Camp, Magazine, Robert and Upperline Streets. The municipal addresses are 4933-4939 MAGAZINE STREET and 901 ROBERT STREET. (PD-3)

RER said it would have to determine if there is a lease in effect for the structure's encroachments over the public right-of-way. If not, such a lease would have to be obtained.

The committee passed a motion of no objection subject to further review by CPC and RER.

- 4) **Consideration: ZONING DOCKET 086/13** – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit a Community Center in an RM-2A Multi-Family Residential District, on Square 111, Lots 23 through 29 or K, in the First Municipal District, bounded by Annunciation, Constance, Orange and Richard Streets. The municipal addresses are 1572 CONSTANCE STREET. (PD-2)

DPW said that it would have to review and permit all improvements to Constance Street.

SWB noted that it has a utilities servitude for the portion of Constance Street which the applicant proposes to improve.

PPW said it would require the planting of street trees in all public rights-of-way bounding the site.

HDLC said it will have to further review and approve the design of the structure.

The committee passed a motion of no objection subject to further review by CPC, PPW, and HDLC. The committee noted that while the improvements to the Constance Street right-of-way would have to be reviewed and approved by DPW, since the conditional use is only for Square 111, not the public rights-of-way abutting it, the motion of no objection to the conditional use is not subject to further review by DPW.

- 5) **Consideration:** Long-term lease of ground rights on/over Square 346, known as a park, between Square 345 and Square 347, 6th M.D., bb: Perrier St., Lyons St., Prytania St., and

Upperline St. for a proposed public garden. This request is from a business owner adjacent to Square 346. The municipal location is 4842 or 4860 Prytania St.

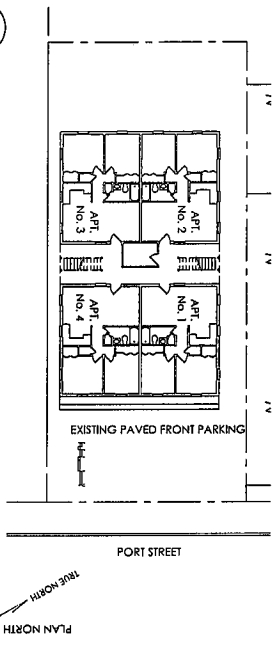
PPW made a motion of objection. It said it would be more appropriate for the public garden to be developed with a private entity through a memorandum of understanding or a cooperative endeavor agreement rather than a long-term lease. The motion was seconded by DPW and passed.

- 6) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Ursulines Ave. and N. Broad St. public rights-of-ways, adjacent to Square 342, 2nd M.D., bounded by: N. Broad St., Saint Philip St., N. Dorgenois St., and Ursulines Ave., for existing encroachments of roof overhang, outward swing doors, and proposed encroachment of an awning. The municipal address is 2658-62 Ursulines Ave.

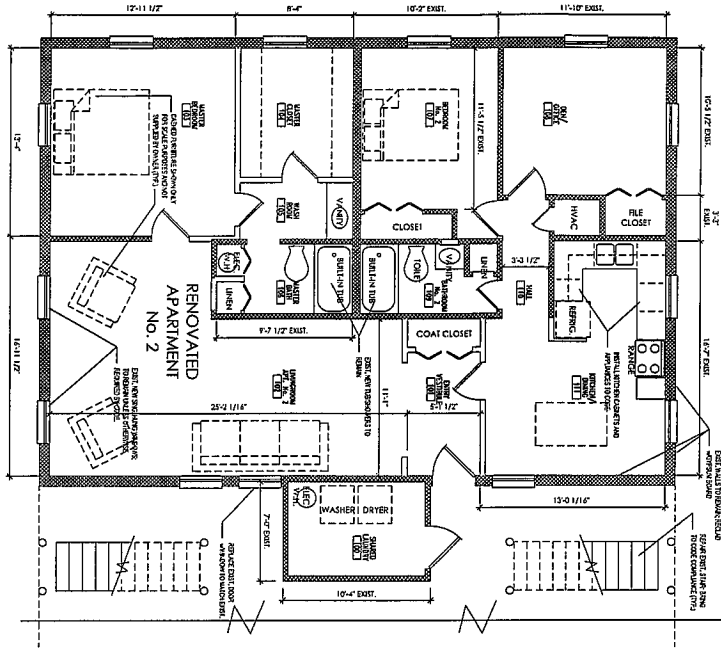
The committee passed a motion to defer the application indefinitely pending the receipt of additional materials.

Item # 2

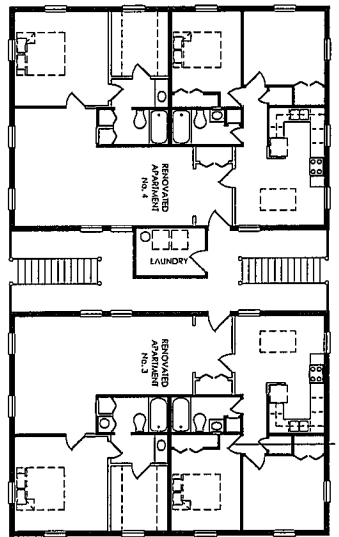
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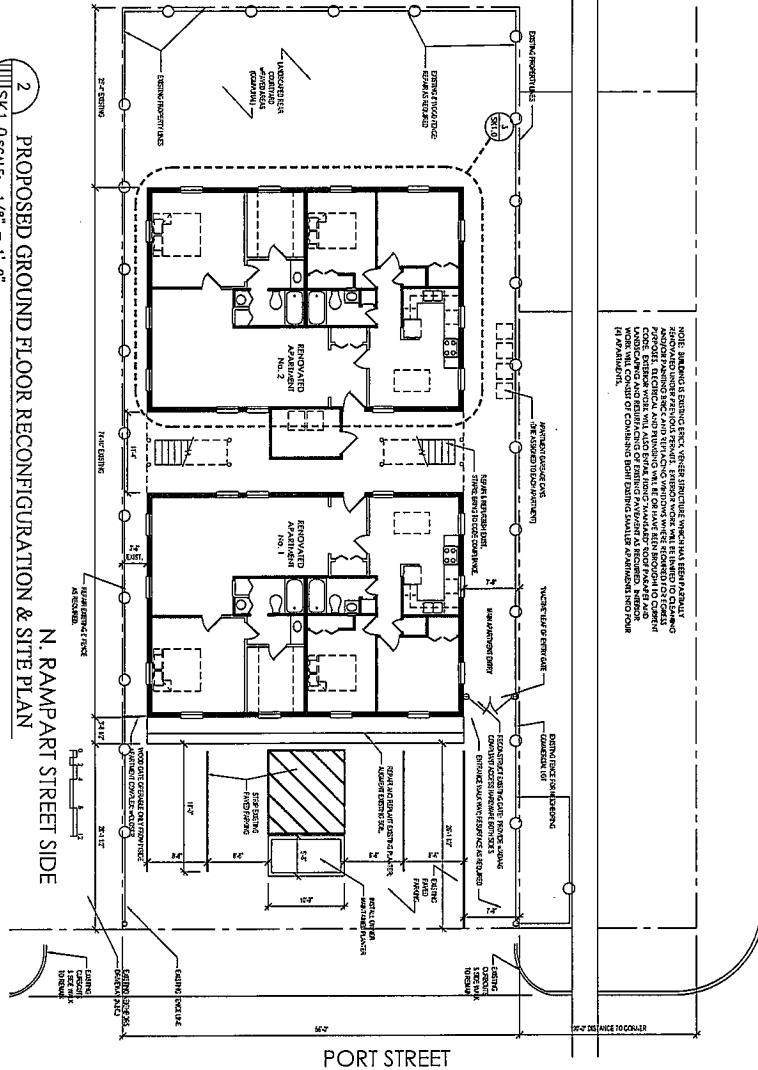
4 EXISTING 8-PLEX GROUND FLOOR PLAN
SK1.0 SCALE: 1/16" = 1'-0"




3 TYPICAL APARTMENT LAYOUT (APARTMENT NO. 3)
SK1.0 SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR RECONFIGURATION PLAN
SK1.0 SCALE: 1/8" = 1'-0"



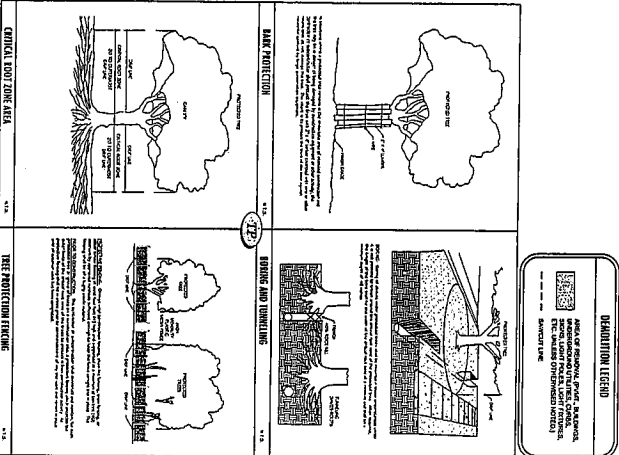
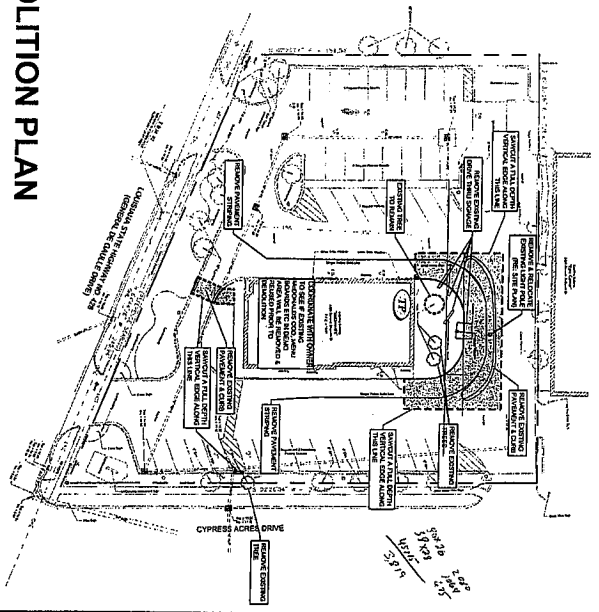
2 PROPOSED GROUND FLOOR RECONFIGURATION & SITE PLAN
SK1.0 SCALE: 1/8" = 1'-0"

 SK1.0	2014.01 17 MAY 2015 COMMUNITY MEETING	PORT STREET FOURPLEX RENOVATIONS 1030 PORT STREET MARGNY, NEW ORLEANS, LOUISIANA 70123 CONDITIONAL USE PLAN PROPOSALS	D. GLASGOW, ARCHITECT ARCHITECTURE + DESIGN 1833 Esplanade Avenue (v) 504.905.5595	New Orleans, Louisiana 70116 (f) 504.266.2083
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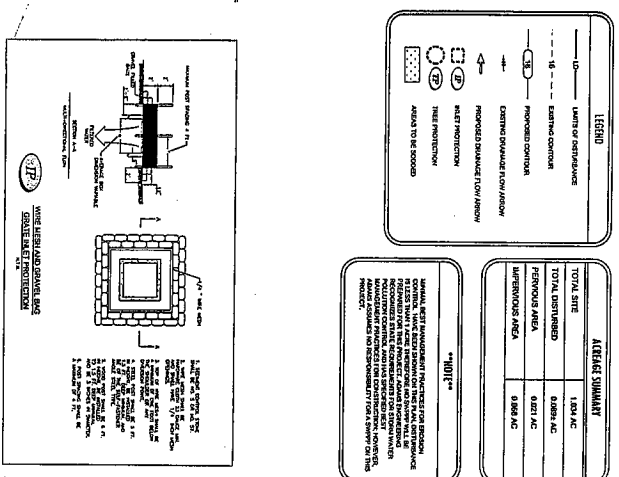
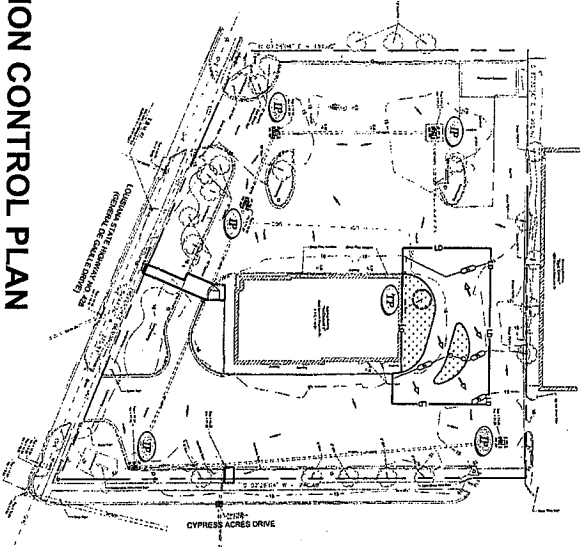
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DEMOLITION PLAN



EROSION CONTROL PLAN



811
Know what's below,
Call before you dig.

SCALE: 1" = 30'

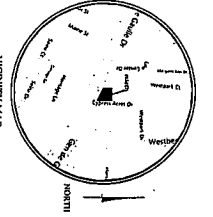
OTHER INFORMATION:
1. TOP OF ROAD SURFACE ELEVATION = 148
2. BOTTOM OF ROAD SURFACE ELEVATION = 148
3. HOLE DIA. ALL TRENCHES & TRENCHES
4. HOLE DIA. ALL TRENCHES & TRENCHES

EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION WORK.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DEMOLITION PROCESS.
3. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF DEMOLITION WORK.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

DEMOLITION NOTES

1. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
2. DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
4. DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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9. DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF DEMOLITION WORK.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE DEMOLITION PROCESS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES TO REMAIN.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE DEMOLITION PROCESS.
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10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE DEMOLITION PROCESS.

REV	DATE	DESCRIPTION	ISSUE FOR PERMIT	BY	ISSUE REF
02/14/13					

McDONALD'S
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HESBOLLY CORPORATION
THEY ARE TO BE KEPT IN THE OFFICE OF THE ARCHITECT AND NOT TO BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

3250 GENERAL DEGAULLE DR
NEW ORLEANS, LOUISIANA

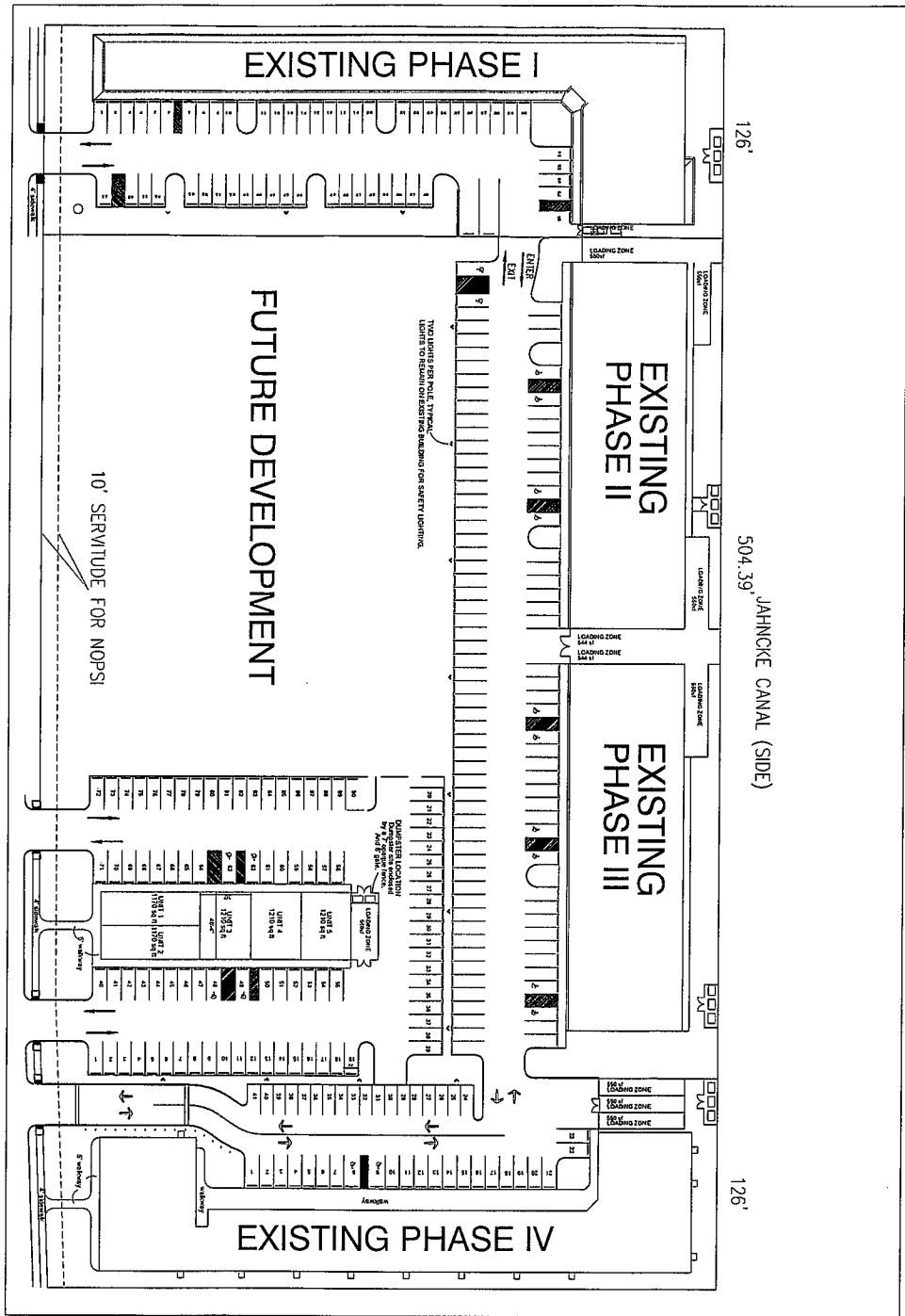
PLANNING	DESIGN	PERMITTING	CONSTRUCTION
DATE	DATE	DATE	DATE
BY	BY	BY	BY

PLANNING	DESIGN	PERMITTING	CONSTRUCTION
DATE	DATE	DATE	DATE
BY	BY	BY	BY

PLANNING	DESIGN	PERMITTING	CONSTRUCTION
DATE	DATE	DATE	DATE
BY	BY	BY	BY

Item # 4

Consideration: ZONING DOCKET 094/13 – Request by PATRICK’S PLACE EAST LLC for a Conditional Use to permit an off-track betting facility, in a C-2 General Commercial District, within the UC Urban Corridor Overlay District and the Eastern New Orleans Renaissance Corridor Overlay District, on an undesignated square, Lot 3D-2-BB2, in the Third Municipal District, bounded by the Jahncke Canal, Levy Drive, Bullard Avenue and Lake Forest Boulevard. The municipal address is 5941 BULLARD AVENUE. (PD-9)



SITE PLAN
 GRAPHIC SCALE REPRESENTS PLANNING SCALE
 SCALE: 1/8" = 1'-0"

KEY PLAN	
1	REVISIONS DATE
2	DATE

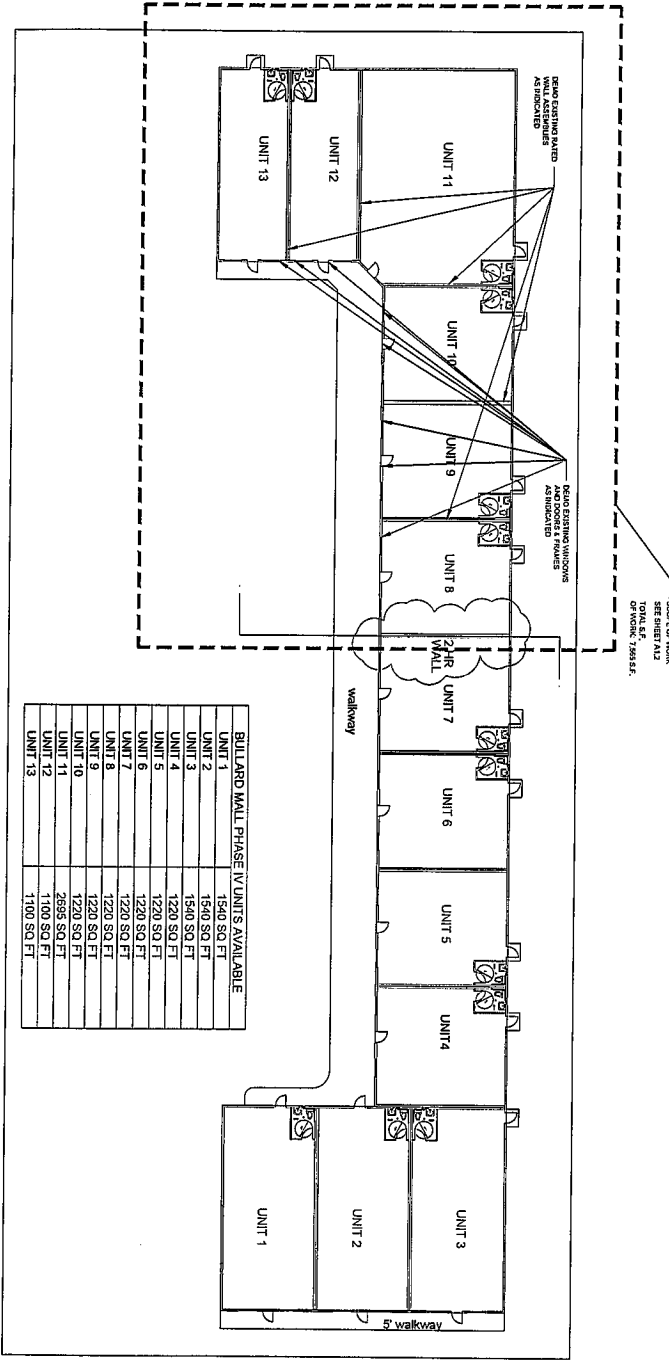
**FAIR GROUNDS
 OTB Casino
 SITE PLAN**

ENCOMPASS
 DEVELOP DESIGN-CONSTRUCT

166 E. Jefferson Street
 Le Grand, NY 14091
 (off) 502.892.5105
 (cell) 502.892.5101

A1.0
 SHEET NO.
 SHEET 11

JOB NO. 11112
 DRAWN BY: SM
 CHECKED BY: SM
 DATE: 06-25-10
 SCALE: 8.0



BILLIARD MALL PHASE IV UNITS AVAILABLE	
UNIT 1	1540 SQ. FT.
UNIT 2	1540 SQ. FT.
UNIT 3	1540 SQ. FT.
UNIT 4	1220 SQ. FT.
UNIT 5	1220 SQ. FT.
UNIT 6	1220 SQ. FT.
UNIT 7	1220 SQ. FT.
UNIT 8	1220 SQ. FT.
UNIT 9	1220 SQ. FT.
UNIT 10	1220 SQ. FT.
UNIT 11	2595 SQ. FT.
UNIT 12	1100 SQ. FT.
UNIT 13	1100 SQ. FT.



DEMOLITION PLAN

DATE: 06-15-11
 SCALE: 1/8" = 1'-0"

#	REVISIONS	DATE

KEY PLAN

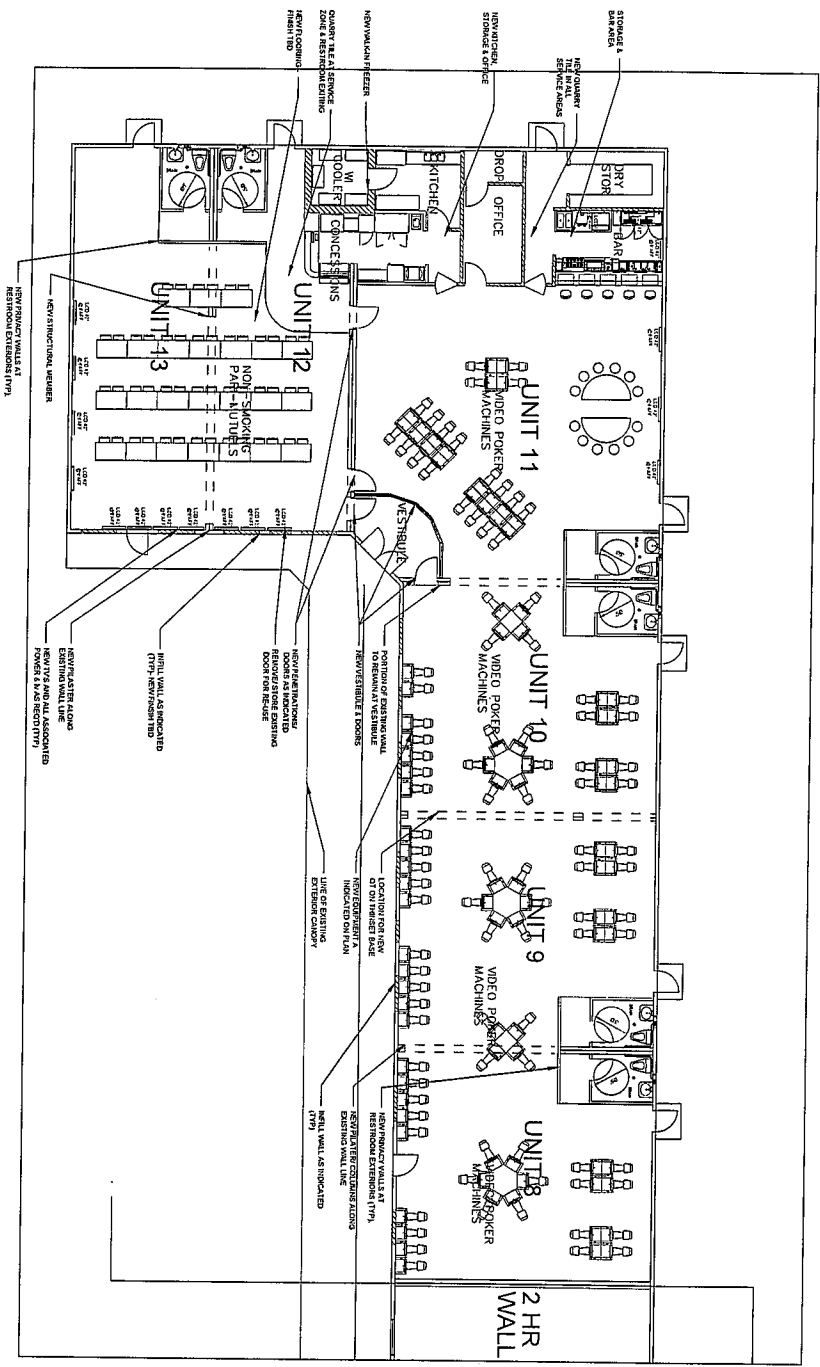
PROJECT NO.	A1.1
DATE:	11/11
DESIGNED BY:	SM
CHECKED BY:	SM
DATE:	06-15-11
STATUS:	S.O.

**FAIR GROUNDS
 OTB Casino
 DEMOLITION PLAN**

ENCOMPASS
 DEVELOP DESIGN-CONSTRUCT

106 E Jefferson Street
 La Grange, KY 40031

(office) 502.892.5105
 (fax) 502.992.5101



PROPOSED PLAN
 SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

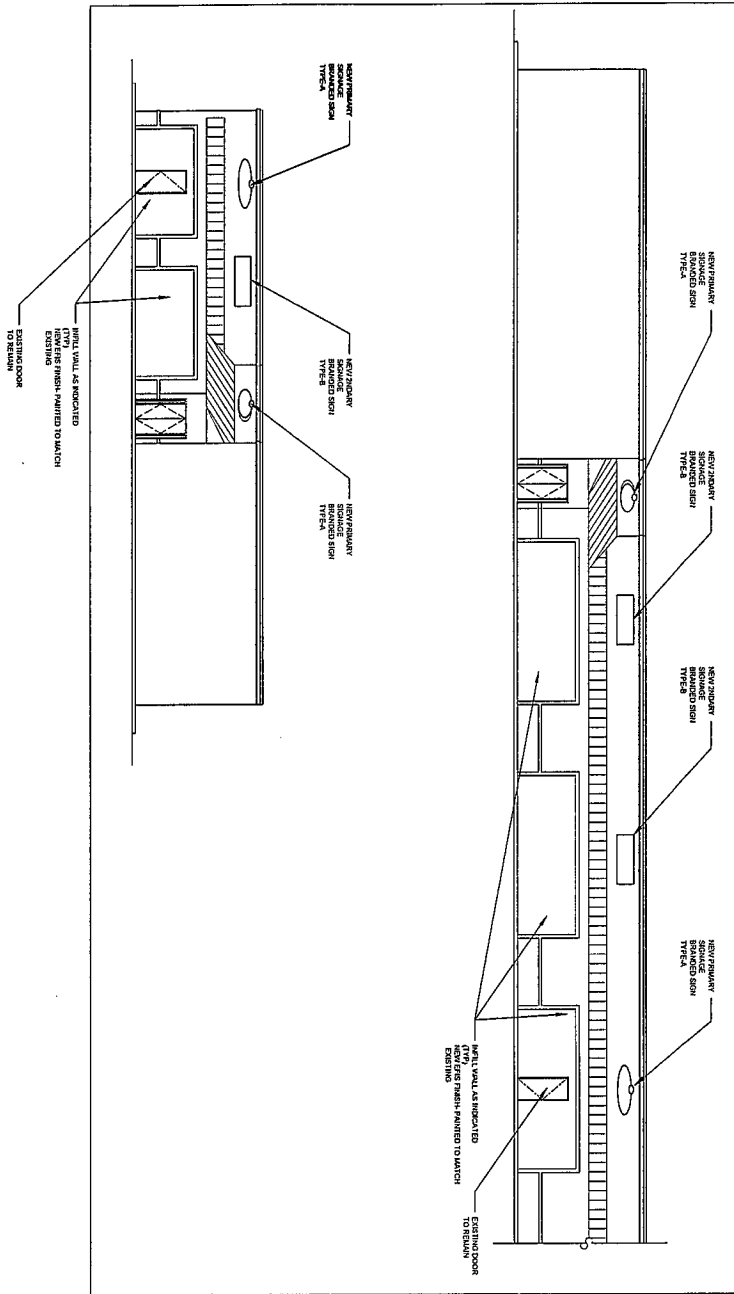
DATE	11/12
DRAWN BY	SA
CHECKED BY	SA
DATE	09-16-13
STATUS	S.D.
SHEET NO.	A1.2
PROJECT/STATION	PROPOSED PLAN

**FAIR GROUNDS
 OTB Casino
 PROPOSED PLAN**

ENCOMPASS
 DEVELOP DESIGN-CONSTRUCT

100 E. Jefferson Street
 La Grange, KY 40031

(office) 502.892.5105
 (fax) 502.892.5101



ELEVATIONS
 DRAWN: JOHN SPANGLER'S INDEPENDENCE
 SCALE: 1/8" = 1'-0"

SHEET NO. **A1.3**

PROJECT NO. 19112

DATE: 06/15/12

STATUS: 5.0

DESIGNER: J.S.

CHECKER: J.S.

DATE: 06/15/12

STATUS: 5.0

REVISIONS: DATE

KEY PLAN

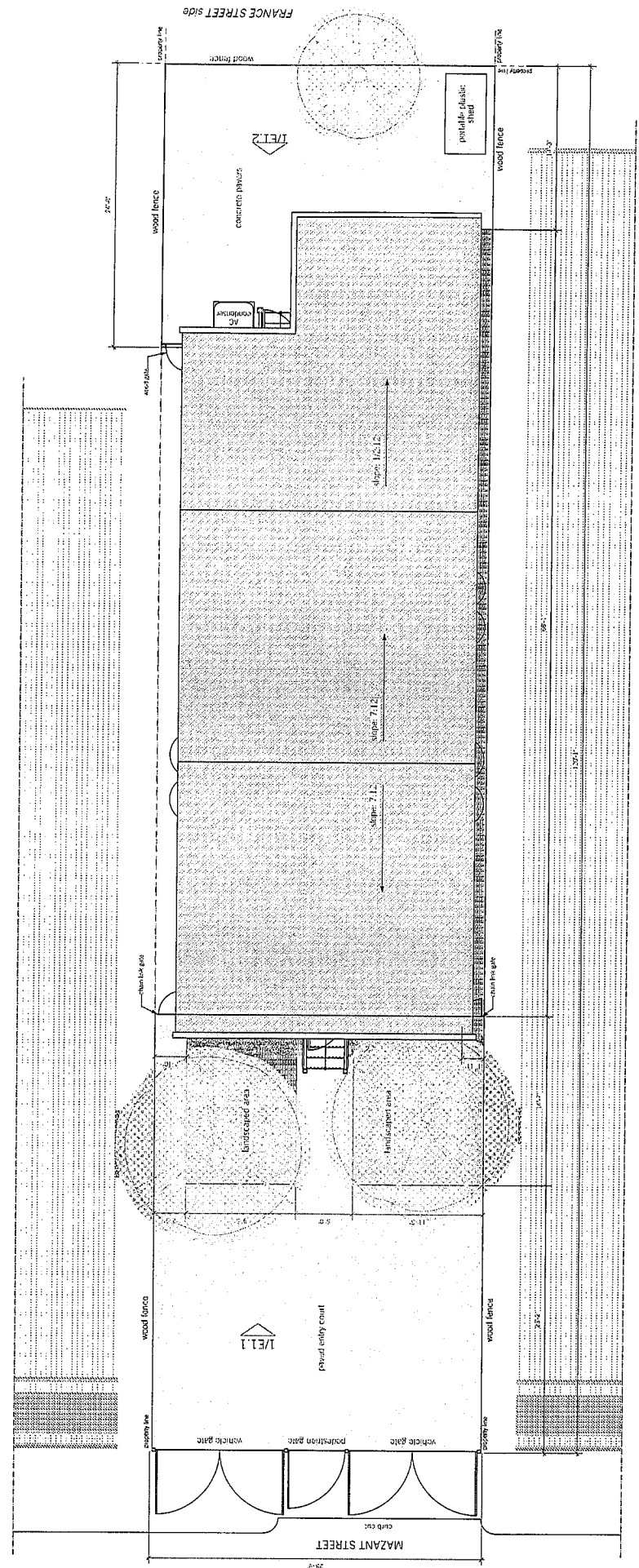
**FAIR GROUNDS
 OTB Casino
 ELEVATIONS**

ENCOMPASS
 DEVELOP DESIGN-CONSTRUCT
 106 E Jefferson Street (office) 502.992.5105
 Le Grange, KY 40031 (fax) 502.992.5101

Item # 5

Consideration: ZONING DOCKET 095/13 – Request by DONNA M DICATALDO for a Conditional Use to permit a bed and breakfast family home, in an RD-3 Two-Family Residential District, on Square 181, Lot 6A, in the Third Municipal District, bounded by Dauphine, France, Mazant and Royal Streets. The municipal address is 721 MAZANT ST. (PD-7)

DAUPHINE STREET side



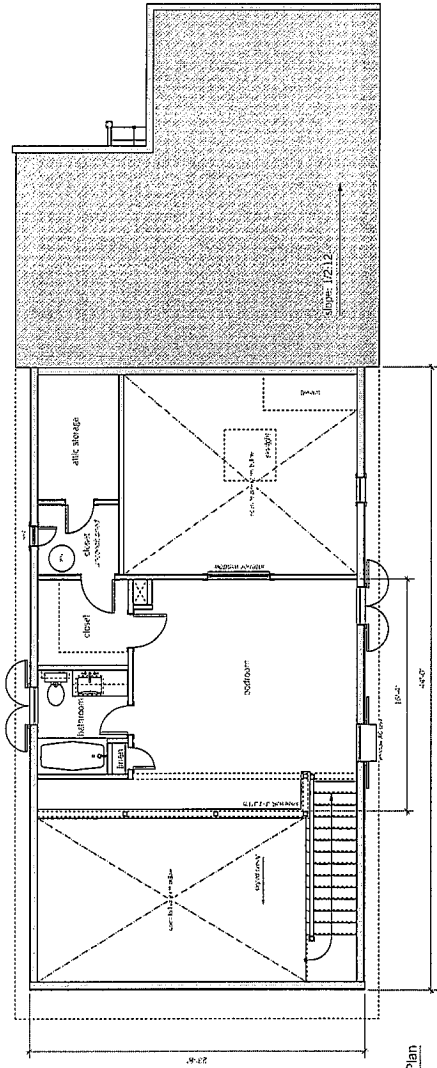
ROYAL STREET side



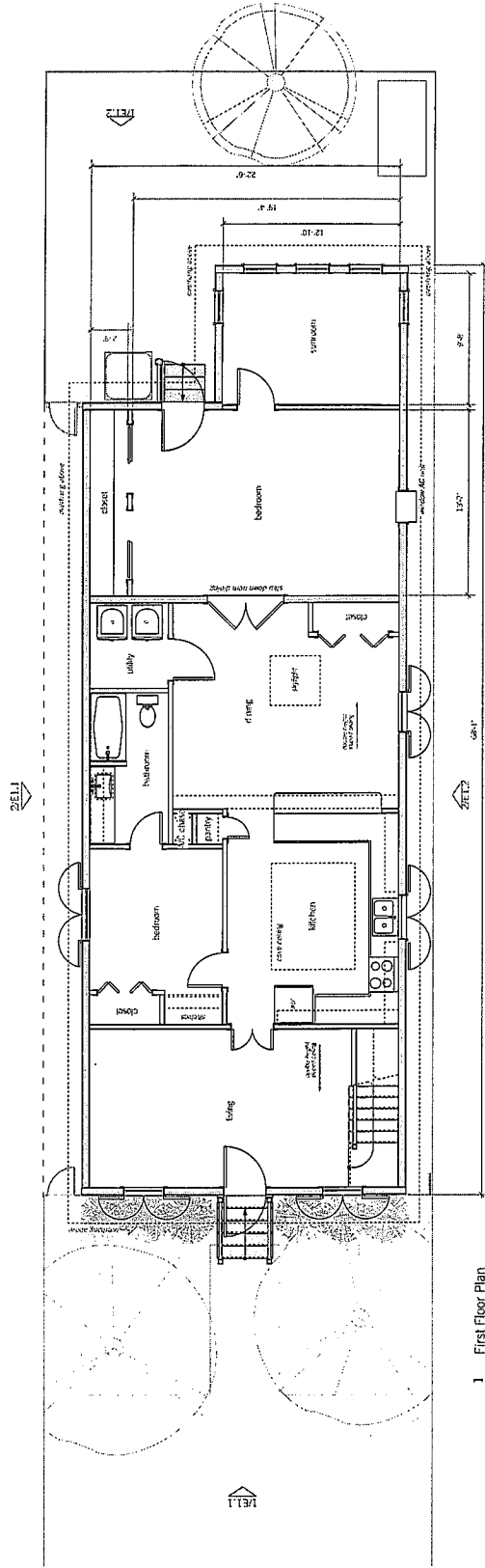
721 MAZANT STREET
New Orleans, LA 70117

April 2013
SITE PLAN
scale: 1/4" = 1'-0"

A1.0



2 Second Floor Plan
A1.1 scale: 1/4" = 1'-0"



1 First Floor Plan
A1.1 scale: 1/4" = 1'-0"



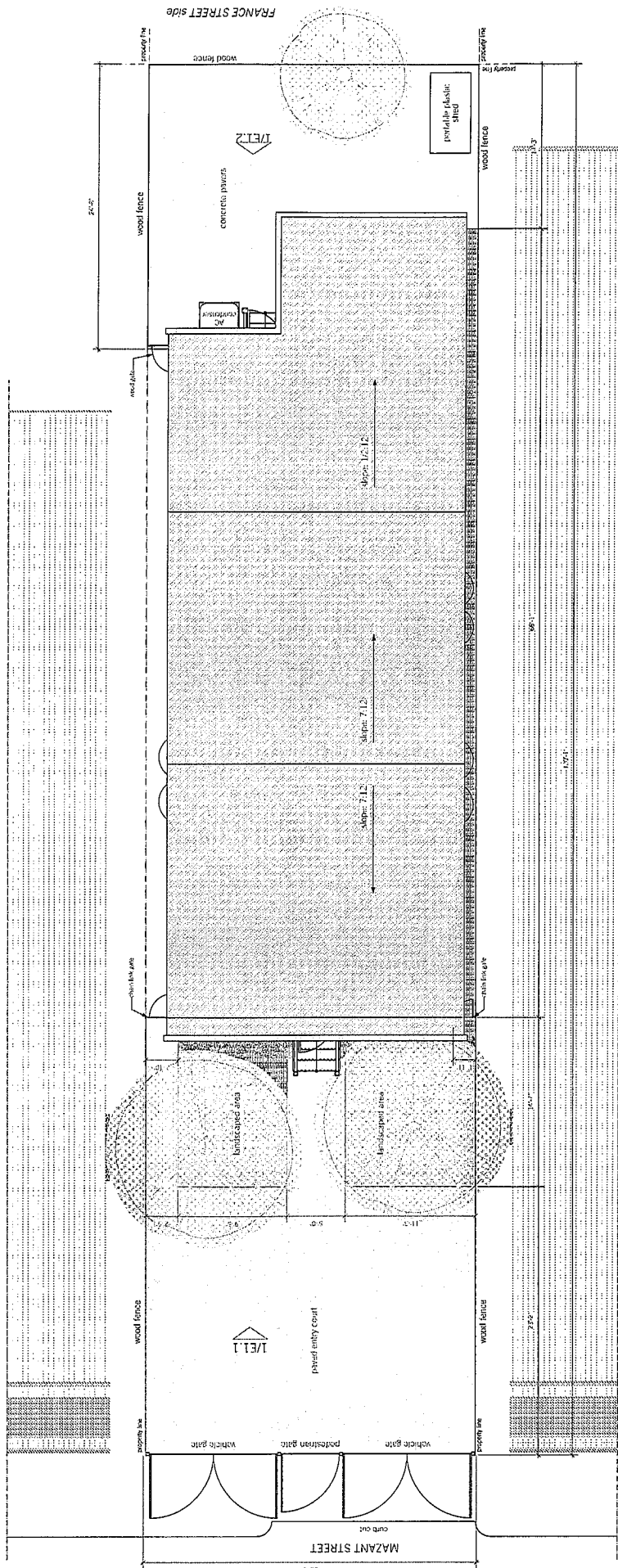
A1.1

FLOOR PLANS
scale: 1/4" = 1'-0"

April 2013

721 MAZANT STREET
New Orleans, LA 70117

2/E1.1 DAUPHINE STREET side



ROYAL STREET side

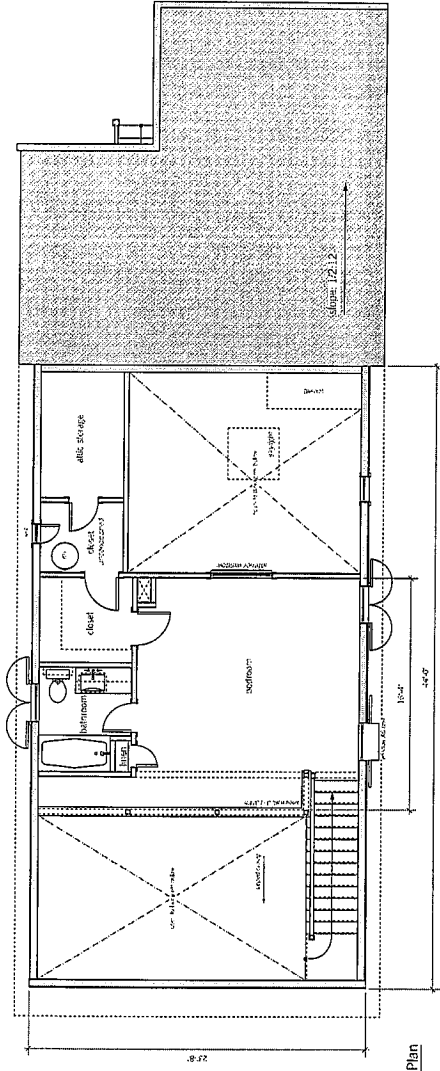


721 MAZANT STREET
New Orleans, LA 70117

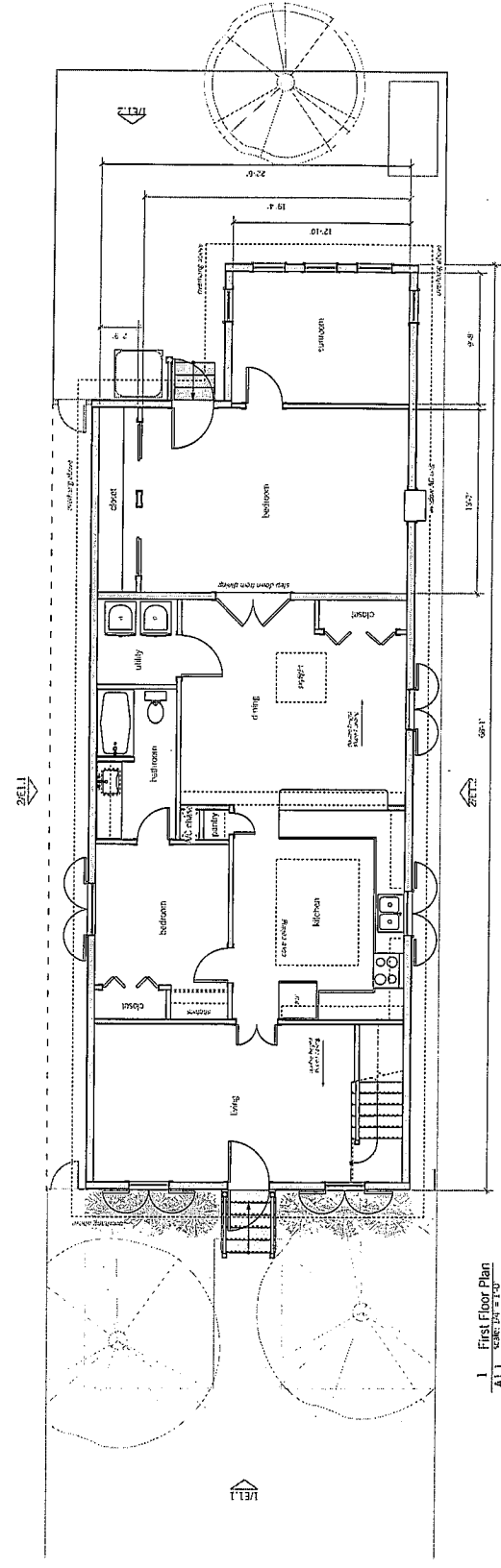
SITE PLAN
scale: 1/4" = 1'-0"

April 2013

A1.0



2 Second Floor Plan
A.1.1 Scale: 1/4" = 1'-0"



1 First Floor Plan
A.1.1 Scale: 1/4" = 1'-0"

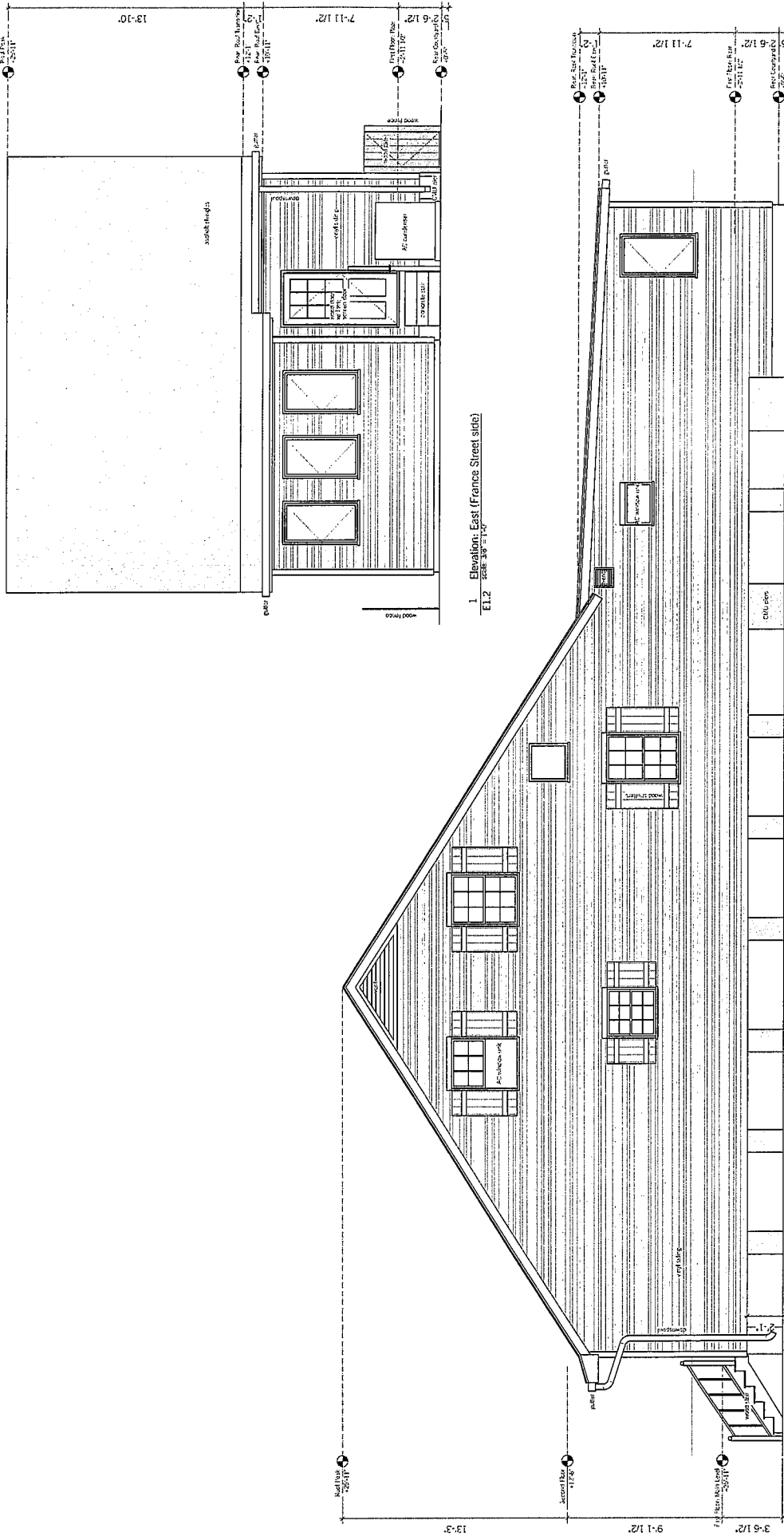


721 MAZANT STREET
New Orleans, LA 70117

FLOOR PLANS
Scale: 1/4" = 1'-0"

April 2013

A1.1



1 Elevation: East (France Street side)
E1.2 SCALE: 3/8" = 1'-0"

2 Elevation: South (Royal Street side)
E1.2 SCALE: 3/8" = 1'-0"

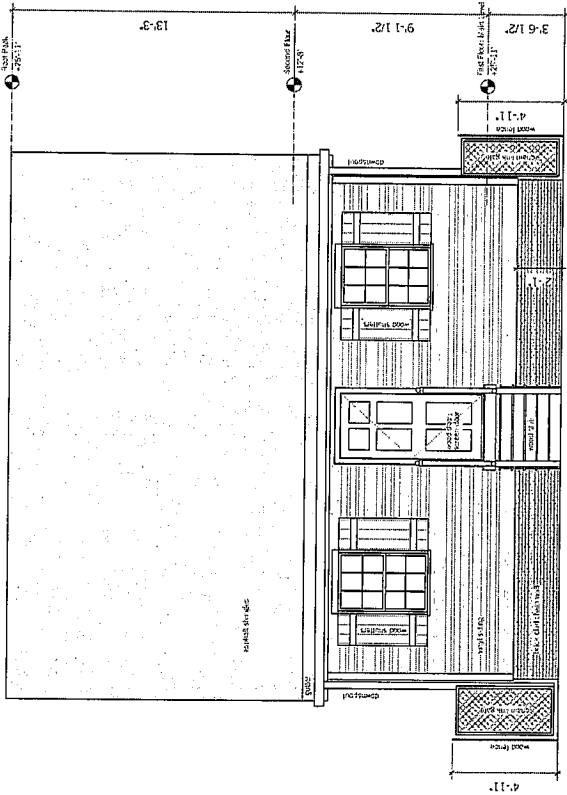


721 MAZANT STREET
New Orleans, LA 70117

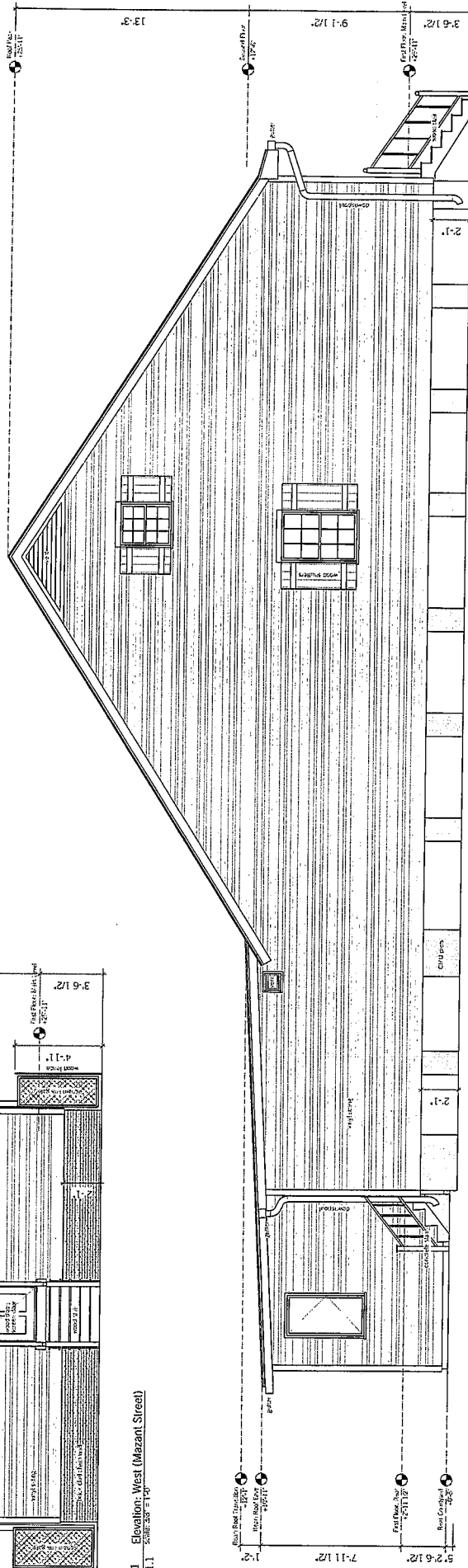
April 2013

ELEVATIONS
scale: 1/4" = 1'-0"

E1.2



1 Elevation: West (Mazant Street)
E1.1 Scale: 3/8" = 1'-0"



2 Elevation: North (Dauphine Street side)
E1.1 Scale: 3/8" = 1'-0"

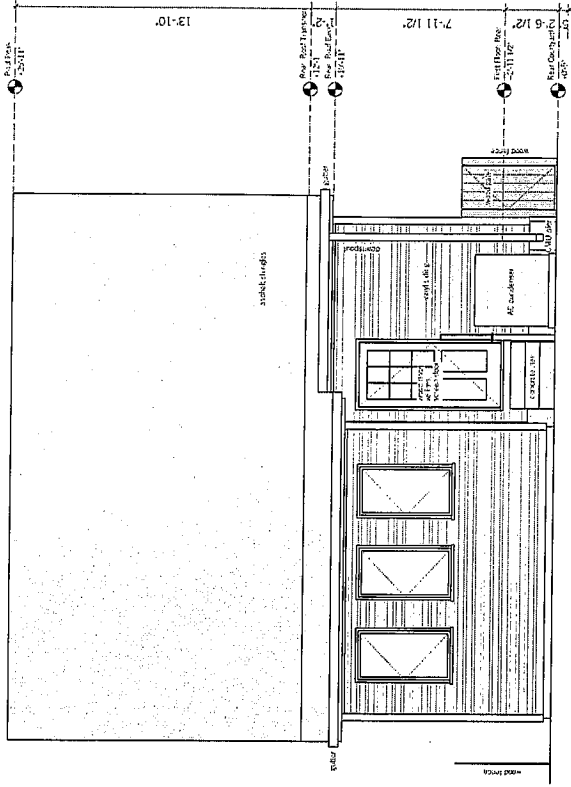


721 MAZANT STREET
New Orleans, LA 70117

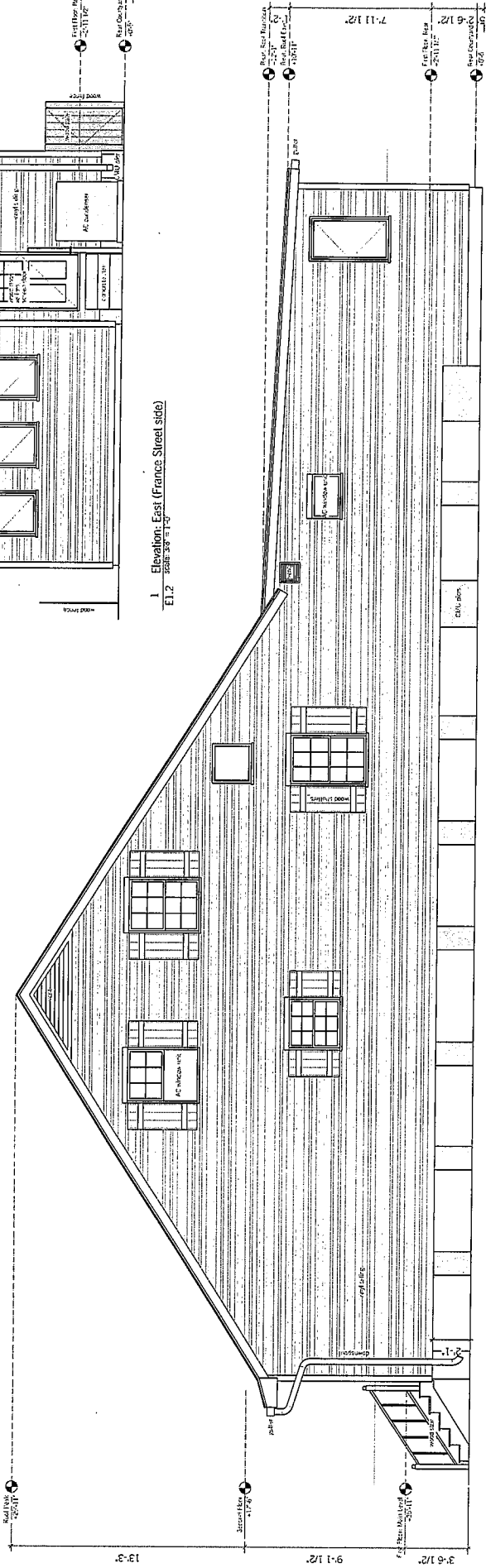
ELEVATIONS
Scale: 1/4" = 1'-0"

April 2013

E1.1



1 Elevation: East (France Street side)
E1.2



2 Elevation: South (Royal Street side)
E1.2



ELEVATIONS
Scale: 1/4" = 1'-0"

April 2013

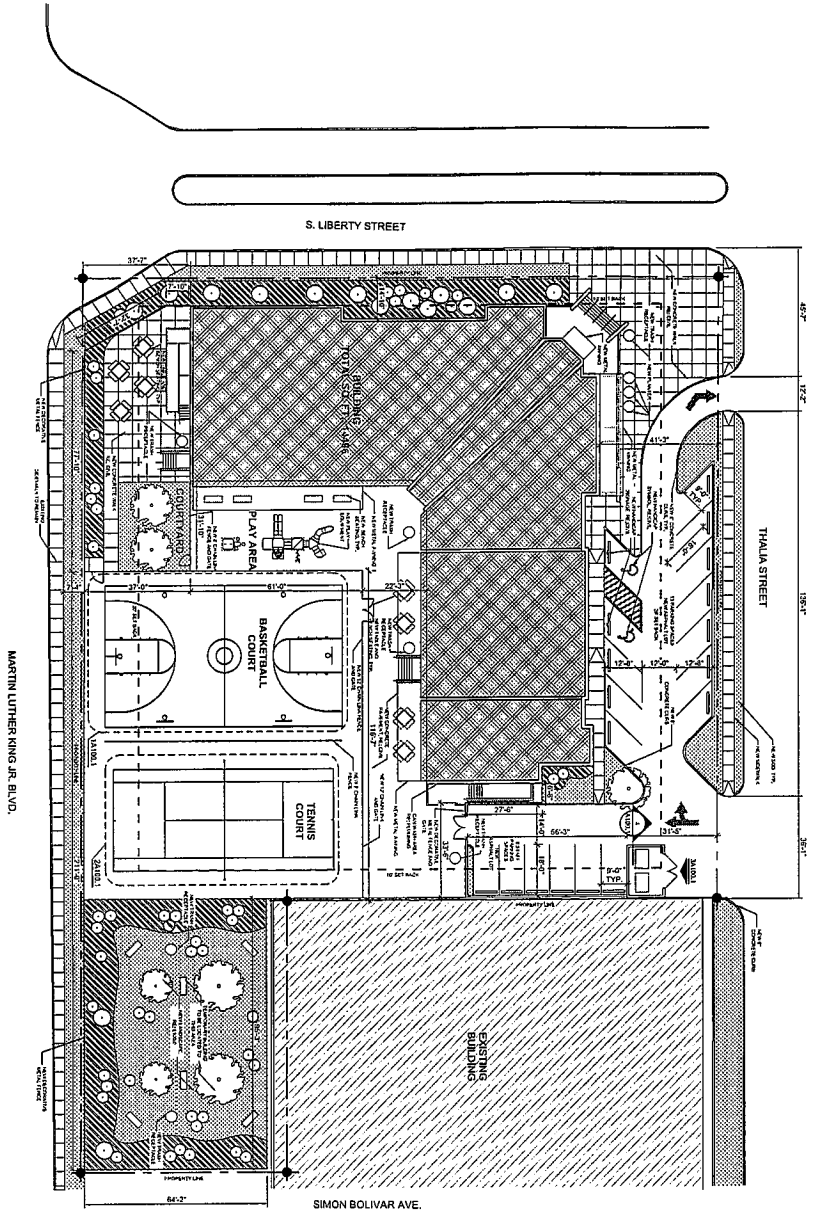
721 MAZANT STREET
New Orleans, LA 70117

E1.2

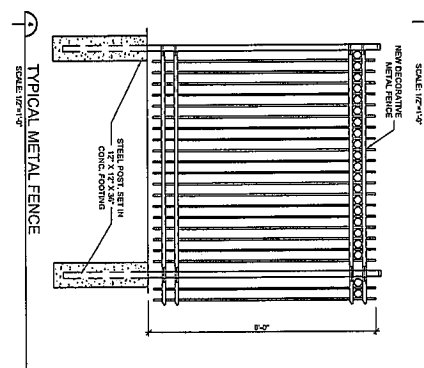
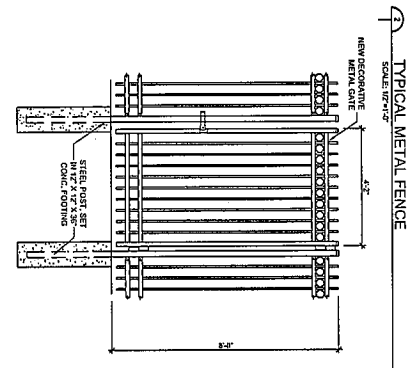
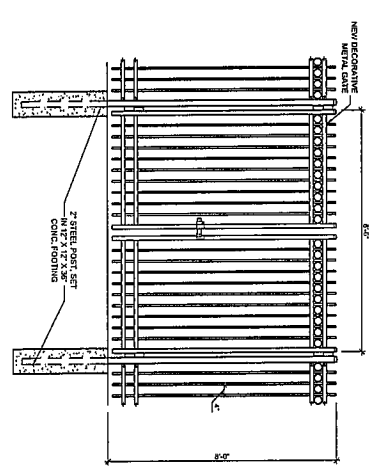
Item # 6

Consideration: ZONING DOCKET 096/13 – Request by HOUSING AUTHORITY OF NEW ORLEANS for the rescission of Conditional Use Ordinance No. 11,884 M.C.S. (ZD083-86) which permitted a funeral home; and a new Conditional Use to permit a community center in an RM-4 Multi-Family Residential District, on Square 322, Lots A, B, 8, 7, 4, 5A, 4, 3, 1, 2, 4, 5, 6, B, A, M, Pt 5, 6 and 12 and four undesignated lots, in the First Municipal District, bounded by South Liberty and Thalia Streets, Martin Luther King Jr. Boulevard and Simon Bolivar Avenue. There are multiple municipal addresses. (PD-2)

SITE PLAN
SCALE: 1/8" = 1'-0"



- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREA AND OBTAINING ALL NECESSARY PERMITS.
 3. ALL DIMENSIONS GIVEN IN THIS DRAWING SHALL BE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS GIVEN IN THIS DRAWING SHALL BE UNLESS OTHERWISE SPECIFIED.



SBA & ASSOCIATES
 T. MARTIN
 ROWN
 DESIGNING
 ENGINEERING
 MANAGEMENT

**GUSTE III
 COMMUNITY CENTER
 CONSTRUCTION DOCUMENTS**

Revisions	No.	Date	Description

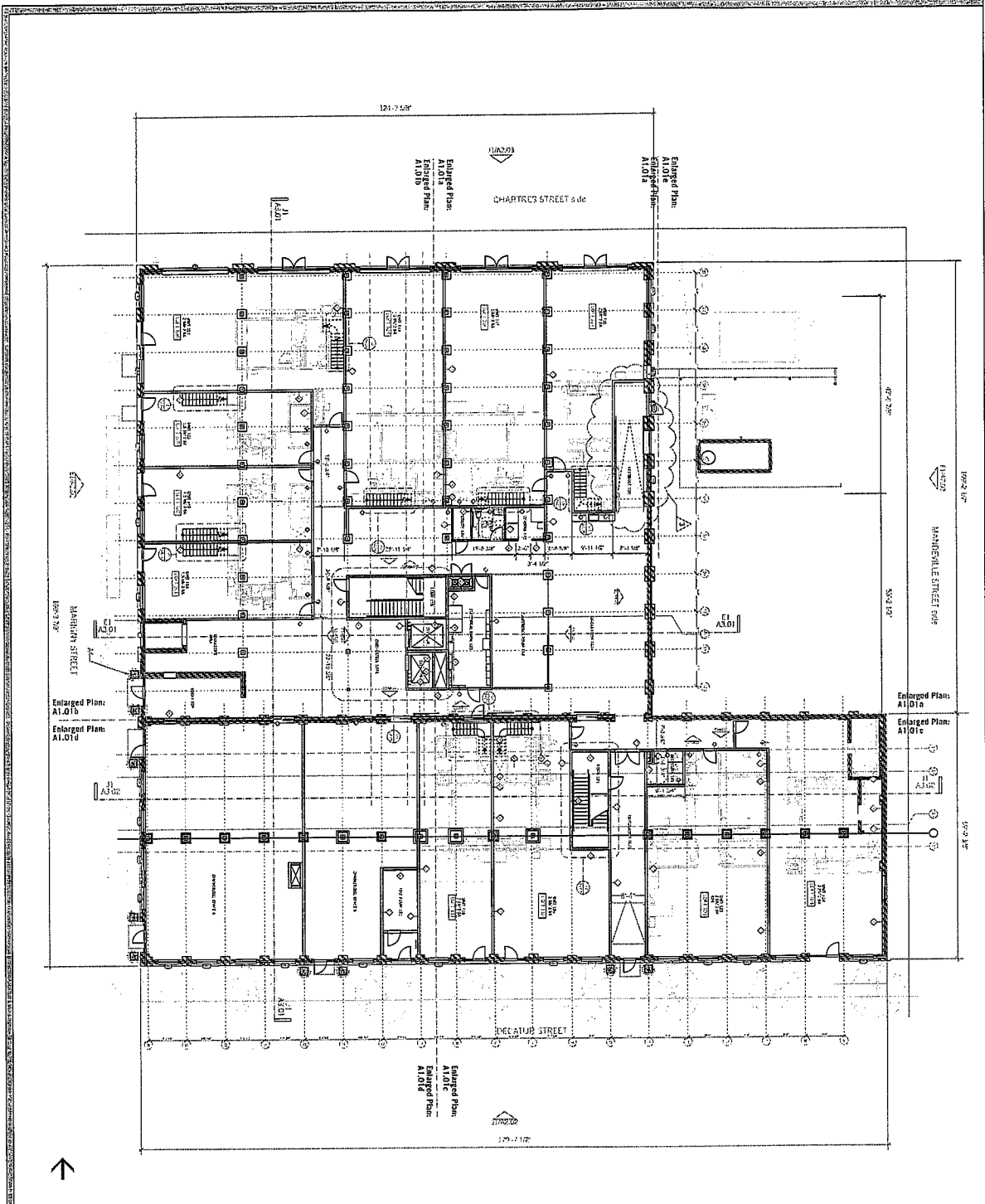
Project No.: 1257-11-002
 Date: MAY 13, 2012
 Drawn By: CWV
 Checked By: as

Drawing Title:
 SITE PLAN
 FENCE DETAILS/
 FENCE ELEVATIONS

A100.0

Item # 7

Consideration: ZONING DOCKET 097/13 – Request by 511 MARIGNY LLC to amend existing Conditional Use Ordinance No. 24,562 M.C.S. (ZD019/11) which permitted a residential/commercial mixed use in an existing structure; to permit a restaurant, office or retail tenant in the ground floor commercial space, in an HMLI Historic Marigy/Treme Light Industrial District, on Square 10, Lot K-6, in in the Third Municipal District, bounded by Chartres, Decatur, Mandeville and Marigny Streets. The municipal address is 511 MARIGNY STREET (PD-7).



GENERAL NOTES

1. Refer to all notes and specifications. Items not designed by the architect shall be shown as indicated. All work shall be in accordance with the latest editions of the specifications and standards of the American Institute of Architects (AIA) and the International Code Council (ICC). All work shall be in accordance with the latest editions of the specifications and standards of the American Institute of Architects (AIA) and the International Code Council (ICC). All work shall be in accordance with the latest editions of the specifications and standards of the American Institute of Architects (AIA) and the International Code Council (ICC).

REMARKS

A1. Existing conditions shown on this plan are to be preserved unless otherwise noted.

A2. All work shall be in accordance with the latest editions of the specifications and standards of the American Institute of Architects (AIA) and the International Code Council (ICC).

A3. All work shall be in accordance with the latest editions of the specifications and standards of the American Institute of Architects (AIA) and the International Code Council (ICC).

A4. All work shall be in accordance with the latest editions of the specifications and standards of the American Institute of Architects (AIA) and the International Code Council (ICC).

A5. All work shall be in accordance with the latest editions of the specifications and standards of the American Institute of Architects (AIA) and the International Code Council (ICC).

Rev	Description	Date
1	Issue	02/15/12
2	Revised	03/15/12
3	Revised	04/15/12
4	Revised	05/15/12
5	Revised	06/15/12
6	Revised	07/15/12
7	Revised	08/15/12
8	Revised	09/15/12
9	Revised	10/15/12
10	Revised	11/15/12
11	Revised	12/15/12
12	Revised	01/15/13
13	Revised	02/15/13
14	Revised	03/15/13
15	Revised	04/15/13
16	Revised	05/15/13
17	Revised	06/15/13
18	Revised	07/15/13
19	Revised	08/15/13
20	Revised	09/15/13
21	Revised	10/15/13
22	Revised	11/15/13
23	Revised	12/15/13
24	Revised	01/15/14
25	Revised	02/15/14
26	Revised	03/15/14
27	Revised	04/15/14
28	Revised	05/15/14
29	Revised	06/15/14
30	Revised	07/15/14
31	Revised	08/15/14
32	Revised	09/15/14
33	Revised	10/15/14
34	Revised	11/15/14
35	Revised	12/15/14
36	Revised	01/15/15
37	Revised	02/15/15
38	Revised	03/15/15
39	Revised	04/15/15
40	Revised	05/15/15
41	Revised	06/15/15
42	Revised	07/15/15
43	Revised	08/15/15
44	Revised	09/15/15
45	Revised	10/15/15
46	Revised	11/15/15
47	Revised	12/15/15
48	Revised	01/15/16
49	Revised	02/15/16
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71	Revised	12/15/17
72	Revised	01/15/18
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84	Revised	01/15/19
85	Revised	02/15/19
86	Revised	03/15/19
87	Revised	04/15/19
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89	Revised	06/15/19
90	Revised	07/15/19
91	Revised	08/15/19
92	Revised	09/15/19
93	Revised	10/15/19
94	Revised	11/15/19
95	Revised	12/15/19
96	Revised	01/15/20
97	Revised	02/15/20
98	Revised	03/15/20
99	Revised	04/15/20
100	Revised	05/15/20

511 MARGINY
New Orleans, Louisiana 70117

studioWTA | WAYNE TROYER ARCHITECTS
Architects / Planning / Interior Design
1119 Bienville Plaza, New Orleans, Louisiana 70112
P 504.591.9074 F 504.591.9073 www.studiowta.com

A1.01

Item # 8

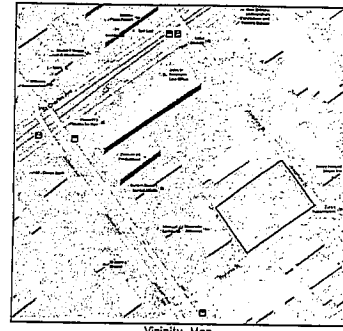
Consideration: SUBDIVISION DOCKET 083/13 - Request by GEKEL, LLC to resubdivide Lots 1-5, Sq. 210, in the Fourth Municipal District bounded by Prytania and Josephine Streets, and St. Charles, & Jackson Avenues, into Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A & 4-B. The municipal address is 2101 Prytania Street. (PD 2)

Sewer House Connection
2113-15 Prytania #204618
2101 Prytania #20598

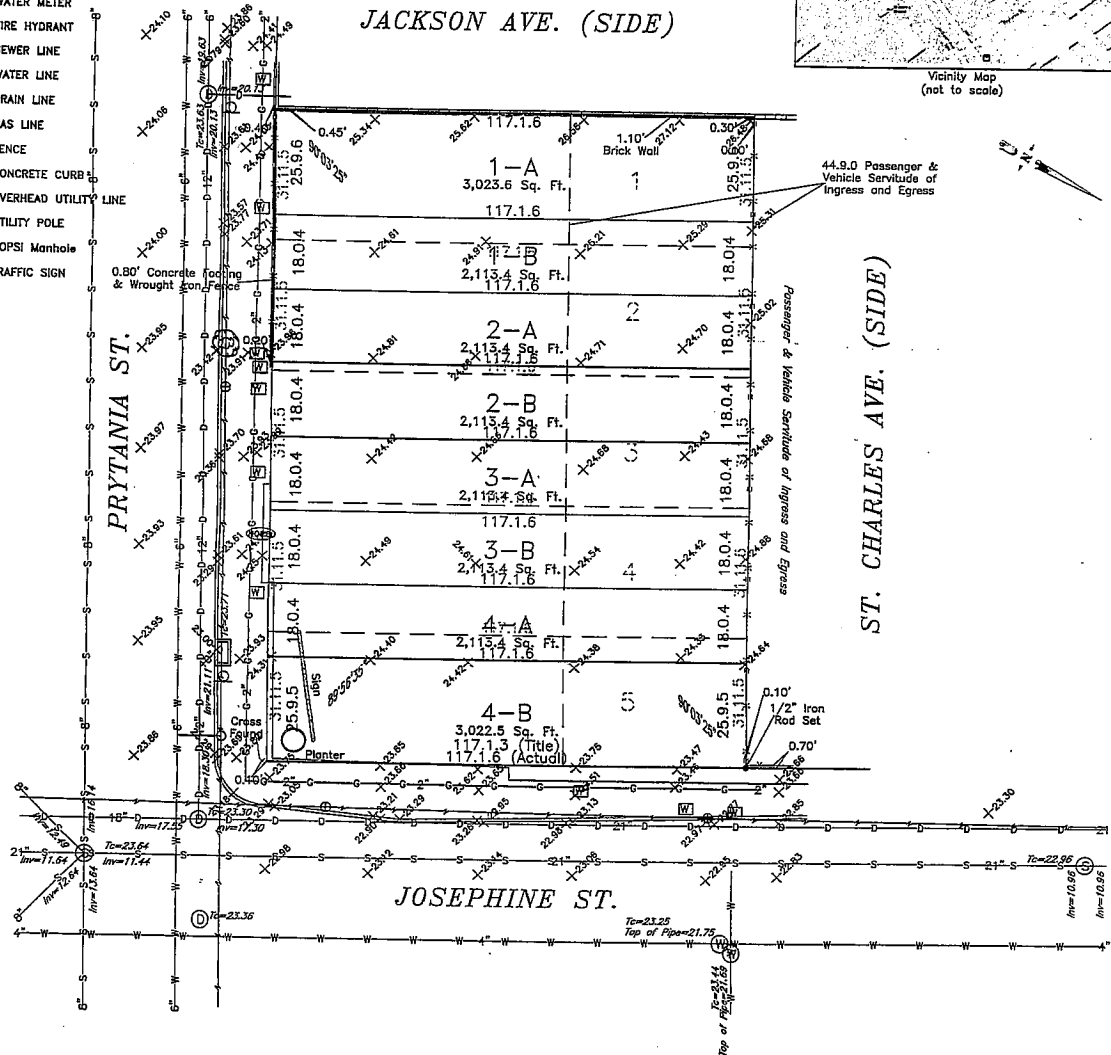
Water House Connection
2113-15 Prytania #2113
2101 Prytania #6149

LEGEND

- ⊙ = SEWER MANHOLE
- ⊙ = WATER MANHOLE
- ⊙ = DRAIN MANHOLE
- = CATCH BASIN
- ⊙ = WATER METER
- ⊙ = FIRE HYDRANT
- S— = SEWER LINE
- W— = WATER LINE
- D— = DRAIN LINE
- G— = GAS LINE
- X— = FENCE
- C— = CONCRETE CURB
- U— = OVERHEAD UTILITY LINE
- ⊕ = UTILITY POLE
- ⊙ = NOPSI Manhole
- ⊙ = TRAFFIC SIGN



JACKSON AVE. (SIDE)



44.9.0 Passenger & Vehicle Servitude of Ingress and Egress

ST. CHARLES AVE. (SIDE)

JOSEPHINE ST.

NOTE:
Improvements may not be to scale for clarity. The dimensions shown prevail over scale.

ANGLE BASIS: CITY OF NEW ORLEANS SQUARE MAPS BY D'HEMECOURT

RESUBDIVISION OF LOTS 1, 2, 3, 4, and 5 INTO LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A & 4-B
SQUARE 210
FOURTH DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LOUISIANA

DADING, MARQUES & ASSOCIATES, LLC



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

STATE OF LOUISIANA
RICHARD T. DADING
REG. No. 4399
REGISTERED PROFESSIONAL
LAND SURVEYOR

Richard T. Dading
SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

CHRIS KORNMAN DESIGN/BUILD

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.


THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB No.:	JOB No.:
06-10-2013	1" = 30'	J.F.L.	R.T.D.	49737	M-2556

Item # 9

Consideration: Sale of Newcomb Boulevard, adjacent to Squares 69, 76, 77, and 84, 6th M.D., bounded by Saint Charles Avenue, Audubon Street, Freret Street, and Audubon Place, at the request of the Newcomb Boulevard Association.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

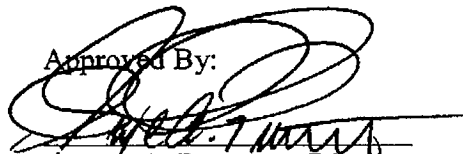
To: Leslie T. Alley, Deputy Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator 
CC: File
Date: July 19, 2013
Re: PAC Meeting Agenda

Place the following item on the next PAC meeting agenda:

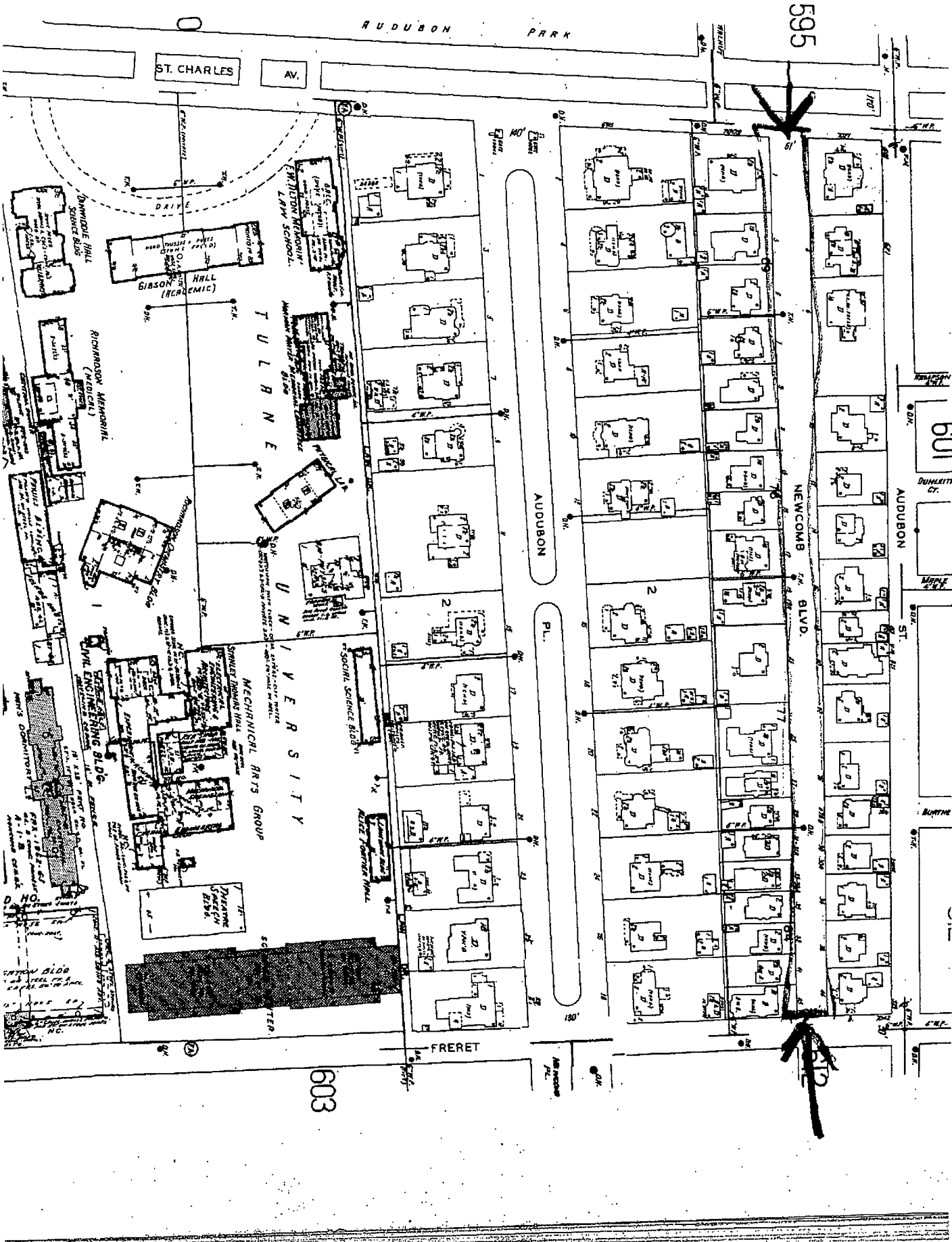
Consideration: Sale of Newcomb Boulevard, adjacent to Squares 69, 76, 77, and 84, 6th M.D., bb: St. Charles Ave., Audubon St., Freret St., and Audubon Place, at the request of Newcomb Boulevard Association.

Attachment: (2)

Approved By:


George A. Patterson, Director

GAP:MJG:ecw



595

ST. CHARLES AV.

AUDUBON PARK

601

AUDUBON

NEWCOMB BLVD.

AUDUBON

PL.

TULANE

UNIVERSITY

FRERET

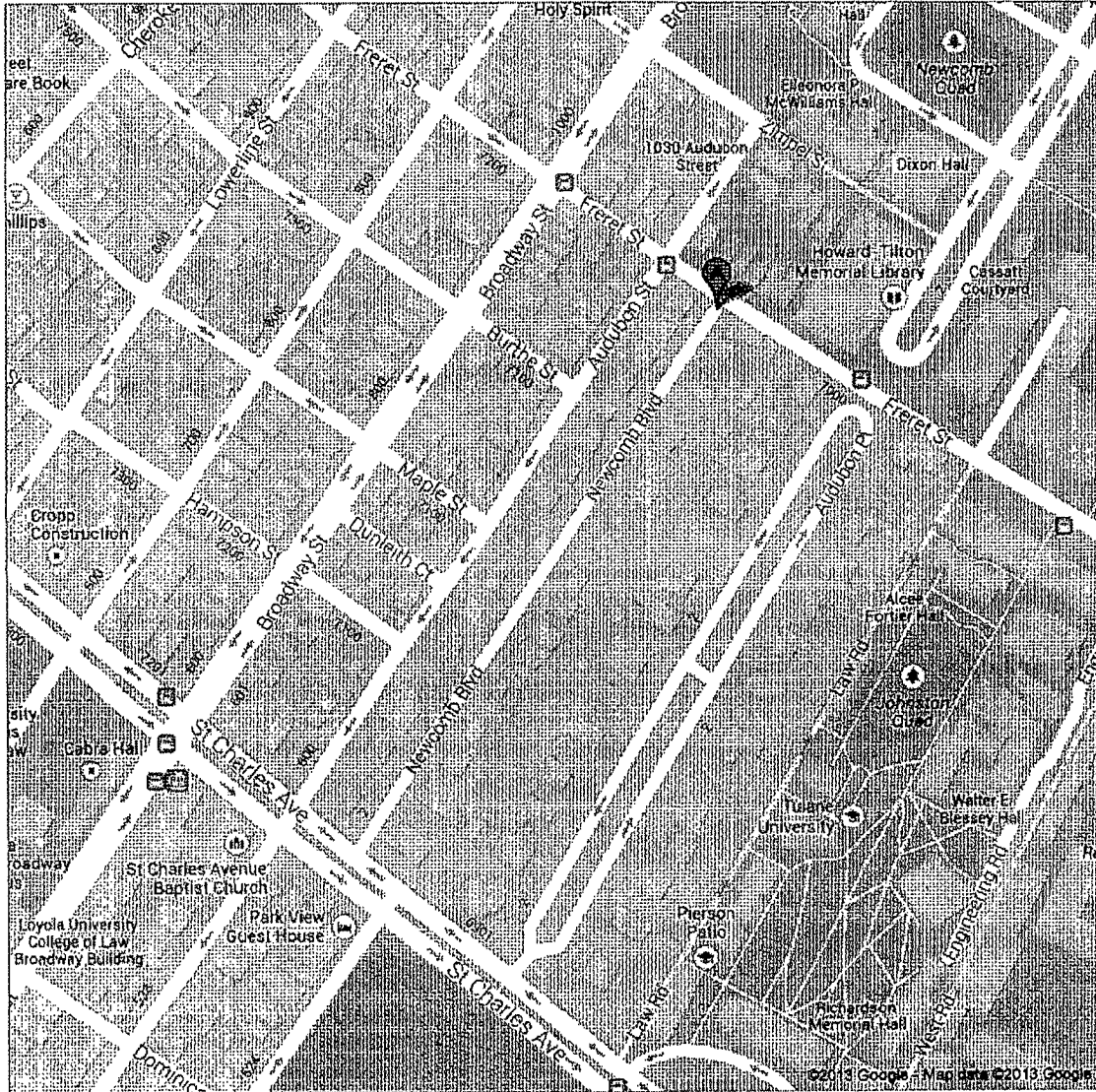

603

512



Address **Newcomb Blvd**
New Orleans, LA 70118

Get Google Maps on your phone
Text the word "GMAPS" to 466453




Item # 10

Consideration: A grant of servitude of air and ground rights on/over a portion of State Street Drive and S. Johnson Street public right-of-ways, adjacent to Square LSS, Lot X (Bloomindale Subdivision), 6st, M.D., bounded by: S. Miro St., S. Johnson St., Nashville Ave., and State Street Dr., for proposed encroachments of steps, hand railings, and roof overhang. The municipal address is 3103 State Street Drive.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Leslie T. Alley, Deputy Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: July 24, 2013
Re: PAC Agenda



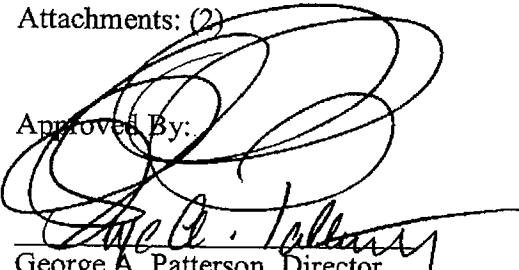
Consideration: A grant of servitude of air and ground rights on/over a portion of State Street Drive and S. Johnson Street public right-of-ways, adjacent to Square LSS, Lot X (Bloomindale Subdivision), 6st, M.D., bounded by: S. Miro St., S. Johnson St., Nashville Ave., and State Street Dr., for proposed encroachments of steps, hand railings, and roof overhang.

The municipal address is 3103 State Street Drive.

If you have any questions regarding this matter, please don't hesitate to contact Elsie Cobb-Wright at 658-3615.

Attachments: (2)

Approved By:



George A. Patterson, Director

GAP:MJG:ecw

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Item # 11

Consideration: A grant of servitude of air rights on/over a portion of Canal St. public right-of-way, adjacent to Lot 4, Square 33, 2nd M.D., bounded by: Chartres St., Iberville St., Canal St., and Exchange Place, for an existing replacement awning. The municipal address is 611 Canal St.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Leslie T. Alley, Deputy Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator 
CC: File
Date: August 5, 2013
Re: PAC Meeting Agenda

Please place the following item on the PAC meeting agenda:

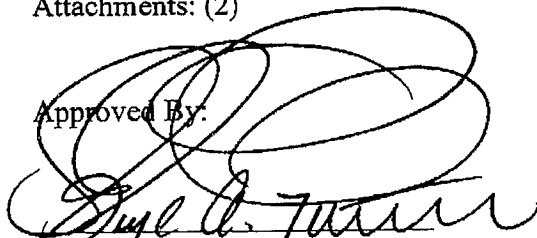
Consideration: A grant of servitude of air rights on/over a portion of Canal St. public right-of-way, adjacent to Lot 4, Square 33, 2nd M.D., bounded by: Chartres St., Iberville St., Canal St., and Exchange Place, for an existing replacement awning.

The municipal address is 611 Canal St.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615

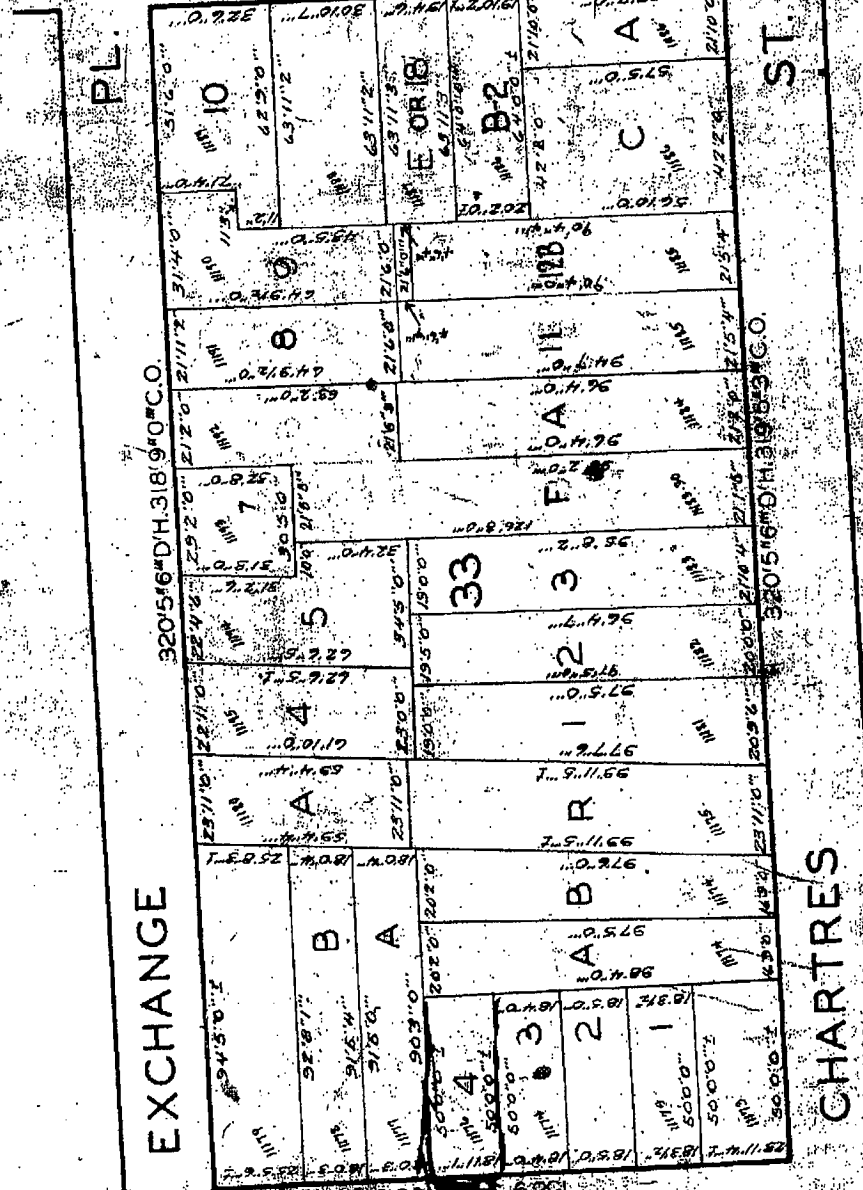
Attachments: (2)

Approved By:

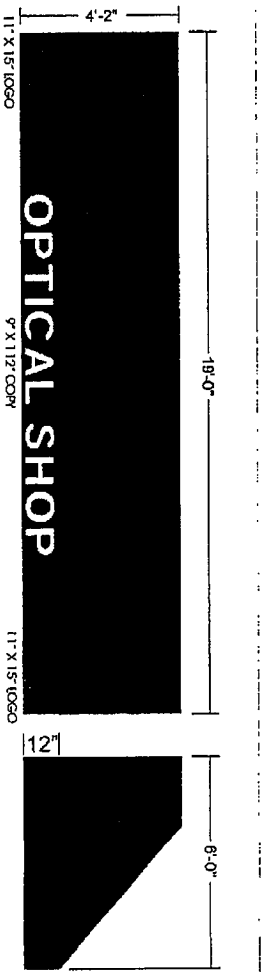
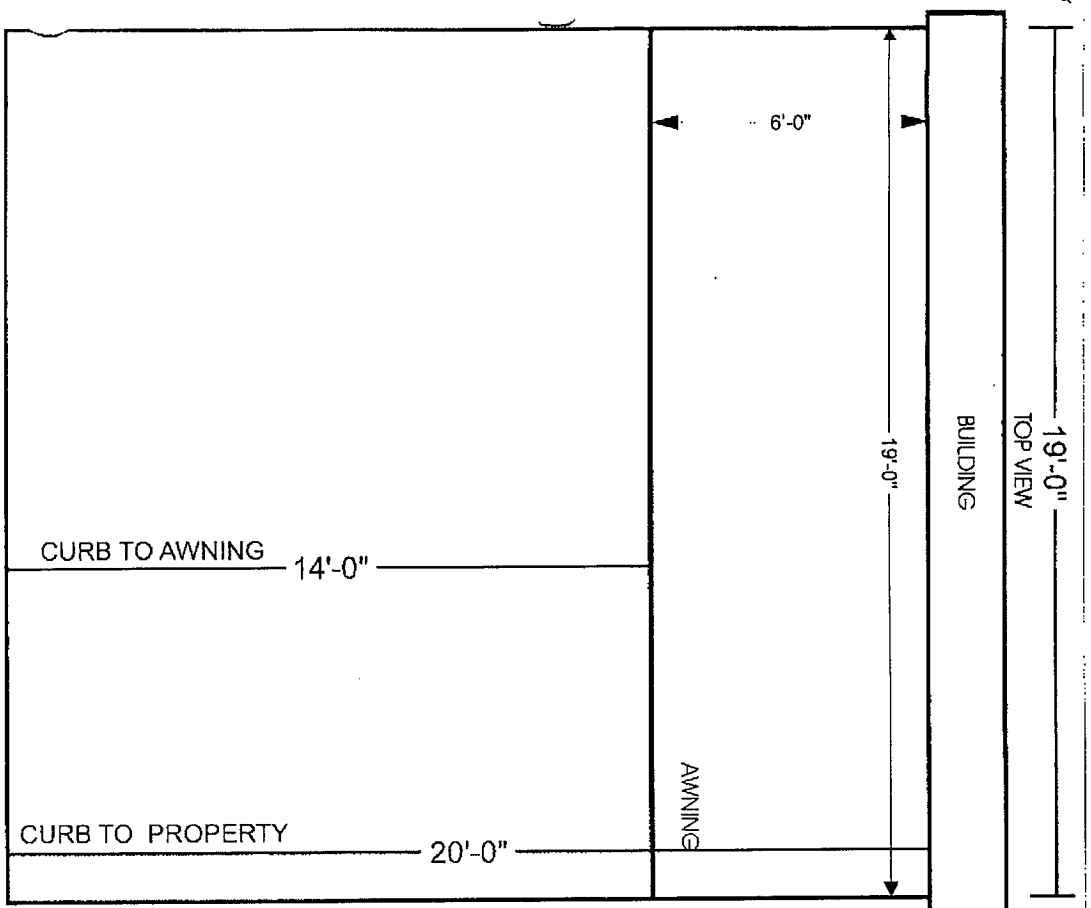

George A. Patterson, Director

GAP:MJG:ecw

ST. BERVILLE



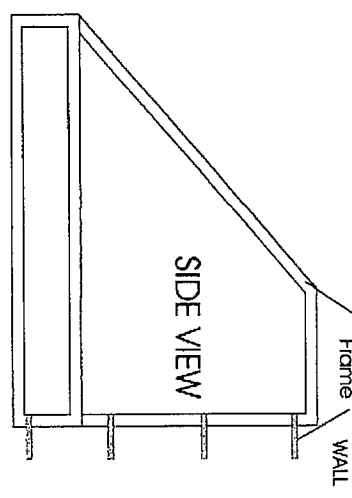
ST. CANAL



MANUFACTURE & INSTALL (1) NEW NON-ILLUMINATED
 AWNING WITH VINYL COPY REMOVE EXISTING &
 DISCARD

AWNING CANVAS IS NON - SHINY

2" x 2" x 3/16 Square Tubing Frame
 1/4"x6" Studs to be Placed Along
 Frame WALL



SIGN DESIGNED WITH
 WIND LOAD EQUALS
 TO 130 mph

Job Name: Optical Shop
 Location: 611 Canal St
 Designer: Monica M Tymon
 Salesman: Chis Nguyen
 New Orleans, LA
 Contact Person:

Sketch #: 13-0621R2
 Scale: 3/8" = 1'-0"
 Contact Number:

THESE PLANS AND SPECIFICATIONS HAVE BEEN
 PREPARED BY ME OR UNDER MY SUPERVISION,
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY CONFORM
 TO ALL CITY REQUIREMENTS. I AM NOT GENERALLY ADMINISTERING
 THE WORK. ALL ELECTRIC SIGNS TO BE LISTED/ WINDLOAD OF 130 MPH
 THIS DRAWING IS THE PROPERTY OF PROSIGNS & GRAPHICS AND
 CANNOT BE DUPLICATED WITHOUT PERMISSION.



1310 Garroll St. Kenner, La. 70062
 Office: 504.467.5205 Fax: 504.467.5206
 WWW.PROSIGNSOLA.COM

Customer's Approval:

Date:

Item # 12

Consideration: Possible acquisition of property by the City of New Orleans for the construction of a Mosquito, Termite, and Rodent Control Board warehouse location: Section 20, Lot 5X, 3rd Municipal District, bounded by Lamb Road/I-10, Lamb Road and the Lamb Road Canal.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Leslie Alley, Interim Director, City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: Stephen Kroll
Date: August 8, 2013
Re: PAC Agenda

Please place the following on the PAC Agenda:

Consideration: Possible acquisition of property by the City of New Orleans for the construction of a Mosquito, Termite, and Rodent Control Board warehouse location:

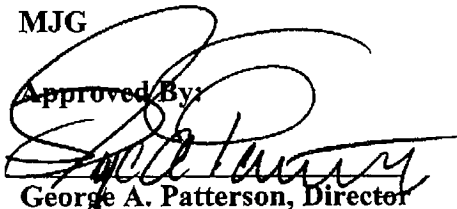
Section 20, Lot 5X, 3rd Municipal District, bounded by Lamb Road/I-10, Lamb Road and the Lamb Road Canal.

If you have any questions, please contact me at ext. 3615.

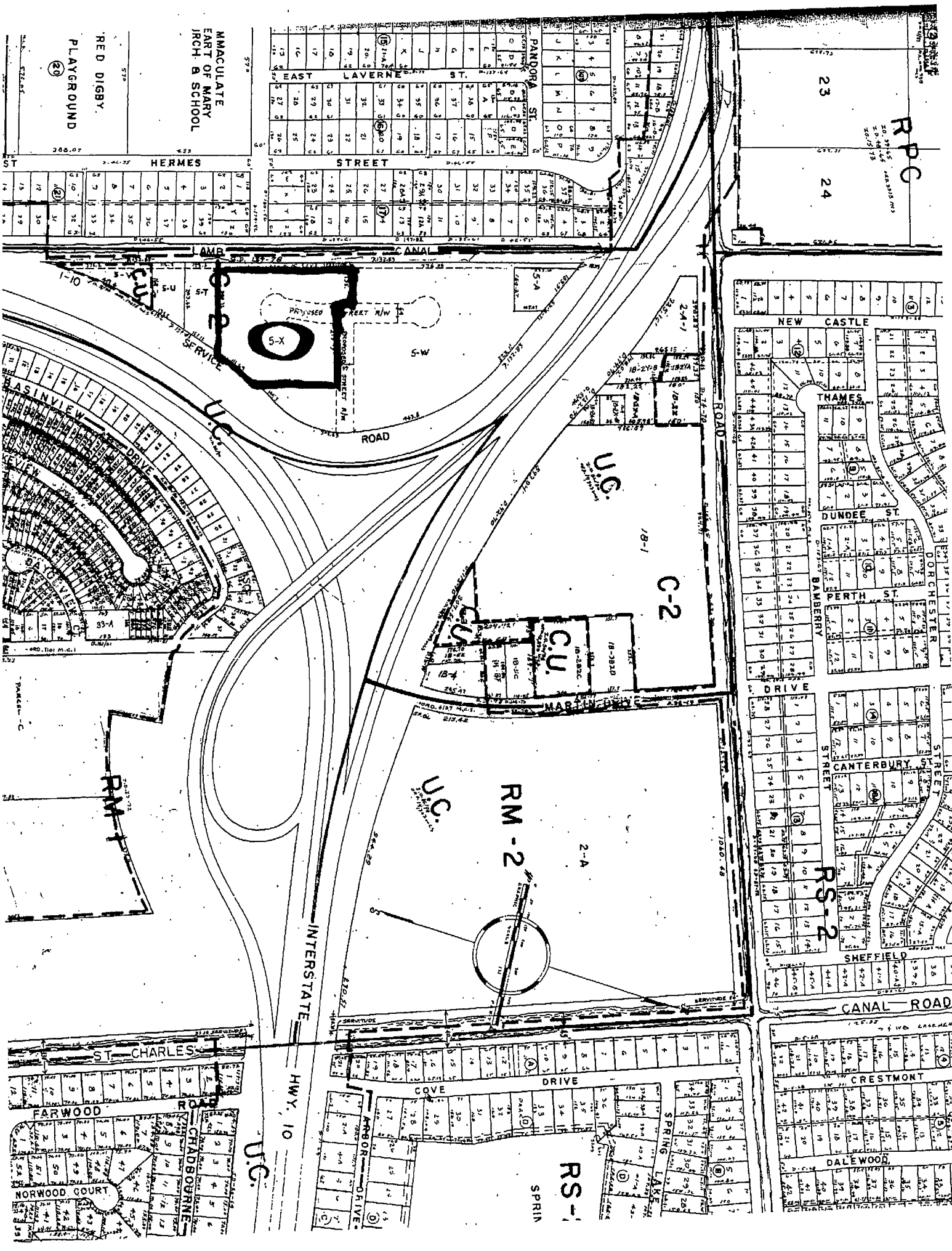
Please see attachments.

MJG

Approved By:



George A. Patterson, Director



R-PC

23

24

NEW CASTLE

THAMES

DUNDEE ST.

PERTH ST.

BAMBERY DRIVE

CANTERBURY ST.

SHEFFIELD

RS-2

CANAL ROAD

CRESTMONT

DALEWOOD

C-2

18-1

2-A

RM-2

U.C.

U.G.

18-3B2D

CU

18-3B2C

18-3B2E

18-3B2F

18-3B2G

18-3B2H

18-3B2I

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18-3B2K

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18-3B2CN

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18-3B2CP

18-3B2CQ

18-3B2CR

18-3B2CS

18-3B2CT

18-3B2CU

18-3B2CV

18-3B2CW

18-3B2CX

18-3B2CY

18-3B2CZ

18-3B2DA

18-3B2DB

18-3B2DC

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18-3B2DG

18-3B2DH

18-3B2DI

18-3B2DJ

18-3B2DK

18-3B2DL

18-3B2DM

18-3B2DN

18-3B2DO

18-3B2DP

18-3B2DQ

18-3B2DR

18-3B2DS

18-3B2DT

18-3B2DU

18-3B2DV

18-3B2DW

18-3B2DX

18-3B2DY

18-3B2DZ

18-3B2EA

18-3B2EB

18-3B2EC

18-3B2ED

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18-3B2EG

18-3B2EH

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18-3B2FG

18-3B2FH

18-3B2FI

18-3B2FJ

18-3B2FK

18-3B2FL

18-3B2FM

18-3B2FN

18-3B2FO

18-3B2FP

18-3B2FQ

18-3B2FR

18-3B2FS

18-3B2FT

18-3B2FU

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18-3B2GG

18-3B2GH

18-3B2GI

18-3B2GJ

18-3B2GK

18-3B2GL

18-3B2GM

18-3B2GN

18-3B2GO

18-3B2GP

18-3B2GQ

18-3B2GR

18-3B2GS

18-3B2GT

18-3B2GU

18-3B2GV

18-3B2GW

18-3B2GX

18-3B2GY

18-3B2GZ

18-3B2HA

18-3B2HB

18-3B2HC

18-3B2HD

18-3B2HE

18-3B2HF

18-3B2HG

18-3B2HH

18-3B2HI

18-3B2HJ

18-3B2HK

18-3B2HL

18-3B2HM

18-3B2HN

18-3B2HO

18-3B2HP

18-3B2HQ

18-3B2HR

18-3B2HS

18-3B2HT

18-3B2HU

18-3B2HV

18-3B2HW

18-3B2HX

18-3B2HY

18-3B2HZ

18-3B2IA

18-3B2IB

18-3B2IC

18-3B2ID

18-3B2IE

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18-3B2IG

18-3B2IH

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18-3B2IM

18-3B2IN

18-3B2IO

18-3B2IP

18-3B2IQ

18-3B2IR

18-3B2IS

18-3B2IT

18-3B2IU

18-3B2IV

18-3B2IW

18-3B2IX

18-3B2IY

18-3B2IZ

18-3B2JA

18-3B2JB

18-3B2JC

18-3B2JD


18-3B2JE

18-3B2JF

Item # 13

Consideration: Possible acquisition of property by the City of New Orleans for a fire station location: Square 595, Lot X-1 and X-2, 6th Municipal District, bounded by Freret Street, Louisiana Avenue, S. Robertson Street, and Delachaise Street, bearing the municipal addresses of 2520 Louisiana Avenue and 3413 Freret Street.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Leslie Alley, Interim Director, City Planning Commission
From: Martha J. Griset, Real Estate Administrator 
CC: Stephen Kroll
Date: August 8, 2013
Re: PAC Agenda

Please place the following on the PAC Agenda:

Consideration: Possible acquisition of property by the City of New Orleans for a fire station location:

Square 595, Lot X-1 and X-2, 6th Municipal District, bounded by Freret Street, Louisiana Avenue, S. Robertson Street, and Delachaise Street, bearing the municipal addresses of 2520 Louisiana Avenue and 3413 Freret Street.

If you have any questions, please contact me at ext. 3615.

Please see attachments.

MJG


Approved By:


George A. Patterson, Director

Item # 14

Consideration: Possible acquisition of property by the City of New Orleans for a Mosquito, Termite, and Rodent Control Board warehouse location: Section 13, Lot L7C2UU and L7C2CC, 3rd Municipal District, bounded by Harbor Circle, Jourdan Road, Morrison Road, and Hayne Boulevard, the improvements bearing the municipal addresses of 172 Harbor Circle.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Leslie Alley, Interim Director, City Planning Commission
From: Martha J. Griset, Real Estate Administrator 
CC: Stephen Kroll
Date: August 8, 2013
Re: PAC Agenda

Please place the following on the PAC Agenda:

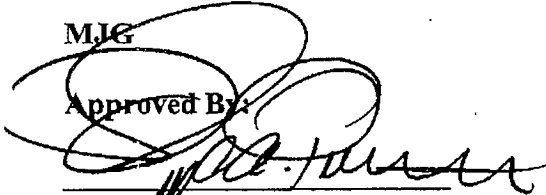
Consideration: Possible acquisition of property by the City of New Orleans for a Mosquito, Termite, and Rodent Control Board warehouse location:

Section 13, Lot L7C2UU and L7C2CC 3rd Municipal District, bounded by Harbor Circle, Jourdan Road, Morrison Road, and Hayne Boulevard, **the improvements bearing the municipal addresses of 172 Harbor Circle.**

If you have any questions, please contact me at ext. 3615.

Please see attachments.

MJG

Approved By 

George A. Patterson, Director

